

THE  
**CONSOLIDATED  
SUBMISSION**  
FOR  
**COMMUNITY  
PLANNING AND  
DEVELOPMENT PROGRAMS**  
**ACTION PLAN**

FOR  
FISCAL YEAR 2006  
(January 1 through December 31, 2006)

City of Council Bluffs, Iowa  
B-06-MC-19-0005  
DUNS# - 051955433

THOMAS P. HANAFAN, MAYOR

September 23, 2005

PREPARED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

**CITY OF COUNCIL BLUFFS ACTION PLAN  
FOR FISCAL YEAR 2006**

The Annual Action Plan is that part of the Consolidated Plan which describes the various resources expected to be available and the activities the City will undertake during Fiscal Year 2006 to address the priority needs and local objectives identified in the strategic plan. In addition, the Action Plan serves as an application for federal funds under U.S. Department of Housing and Urban Development (HUD) formula grant programs.

The formula grant programs covered by this Action Plan include only the Community Development Block Grant (CDBG). The Home Investment Partnership (HOME) and American Dream Downpayment Initiative (ADDI) Program funding and activities are outlined in the City of Omaha Annual Action Plan. The goals of the formula grant programs covered by the Action Plan are: 1) to strengthen partnerships among all levels of government and the private sector so as to enable them to provide decent housing; 2) to establish and maintain a suitable living environment and 3) to expand economic opportunities for low and moderate income residents.

**Anticipated Federal and Other Resources**

The following are estimates of funds expected to be available during 2006 for use in carrying out the City's affordable housing, economic and community development programs and activities:

<b><u>Federal Resources</u></b>	<b><u>Amount</u></b>
FY 2006 CDBG Entitlement	\$1,109,453
FY 2005 CDBG Entitlement Carryover	\$125,000
Other HUD Resources	\$914,680
Other Federal Resources	\$232,300
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Total Estimated Federal Resources	\$2,381,433
 <b><u>Program Income</u></b>	
FY 2006 CDBG Program Income	\$480,000
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Total Estimated Program Income	\$480,000
 <b><u>Other State and Local Resources</u></b>	
State Resources	\$85,000
Local Resources / Applicant Match	\$100,000
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Total Estimated State and Local Resources	\$185,000
 <b><u>Private Sources</u></b>	
Estimated Private Sources	\$2,422,325
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Total Estimated Private Sources	\$2,422,325
 <b>Total Estimated Funds from All Sources</b>	<b>\$5,468,758</b>

## **Leverage/Matching Funds**

In order to achieve the goals of the Consolidated Plan, other entities must apply for federal funds for which the City is not itself eligible. The sources of “other” federal funds include, but are not limited to: 1) Public Housing Comprehensive Grant, Section 8 Assisted Housing and related Programs; 2) Federal Emergency Management Agency Programs; 3) Community Services Block Grant Programs; 4) the Section 202 Elderly Housing Program; 5) the Section 811 Supportive Housing Program; 6) the Continuum of Care Super NOFA Supportive Housing Fund Program; 7) the Supplemental Assistance for Facilities to Assist the Homeless Program; 8) Federal Home Loan Bank Affordable Housing Program; 9) the Housing Counseling Program and 10) the Shelter Plus Care Program.

State of Iowa resources available for local investment include: 1) Iowa Finance Authority Low Income Housing Tax Credit and Tax Exempt Bond Programs; 2) Iowa Finance Authority Housing Assistance Program (HAP); 3) Iowa Department of Economic Development Emergency Shelter Grant Program (ESG) and Homeless Shelter Operations Grant Program (HSOG) and 4) State HOME Investment Partnership Program.

Private resources include the, the United Way of the Midlands, Iowa West Foundation, other foundation grants and corporate contributions.

The City’s Community Development Department is knowledgeable about local, state and federal resources for affordable and supportive housing and has experience in working with local entities in securing such resources. The City will assist eligible agencies in identifying resources and will aid appropriate organizations in preparing applications to public and private agencies for financial assistance. If necessary, the City will recruit eligible agencies to apply for programs which will help achieve the goals of the Consolidated Plan.

Funds leveraged for affordable housing programs will be met primarily by the subrecipient organizations receiving the funds. Entities applying for funds for which the City is not itself eligible will provide required matching funds from their own resources. In some cases local or state government funds may assist the project, but in the majority of the cases the subrecipient will meet the matching requirements of the program with its own funds or with private funds. CDBG funds will be leveraged with private dollars secured from private and nonprofit sources.

The City typically has been successful in leveraging federal funds with private dollars in its housing and community development programs. Primary sources of leveraged funds are private financing and private equity contributions. In some instances, foundation grants are leveraged with federal funds. The success the City has achieved in leveraging private funds has been sustained through the design of programs, the method of selecting projects and the recipients of funds, and the City’s monitoring of programs.

## **Geographic Distribution of Assistance**

Geographically, the Neighborhood Revitalization Strategy Area (NRSA), the City's central portion, has the greatest housing and service problems. The NRSA is a contiguous area of about four square miles located in the central portion of Council Bluffs and contains the city's Central Business District, the Broadway Commercial Corridor, railroad related industrial uses and a variety of single family residential neighborhoods. A map of the NRSA is on the following page. Based on the 2000 Census figures, 9,902 persons, or 64.4% of the NRSA, are classified as low or moderate income, compared to a city-wide percentage of 54.1%. Residents of the NRSA have the greatest need for assistance and activities in this area are given priority. Some programs are designated only for use within the NRSA. Activities targeted to this area include construction of new single-family, single-family rehabilitation and repair, homeownership assistance, rental housing development, counseling services and homeless initiatives. However, investments in housing will occur throughout all predominantly low and moderate income areas.

In the areas selected for investment the City hopes to achieve: 1) the conservation of existing neighborhoods and the preservation and expansion of existing housing stock; 2) dramatically visible, concentrated improvement of strategic parts of neighborhoods with greatest economic and housing needs; 3) the expansion of rehabilitation and new construction activity into low income neighborhoods; 4) housing infill development which will make vacant property productive again and 5) creation and retention of jobs for low and moderate income persons.

# Neighborhood Revitalization Strategy Area Boundaries

- Highways
- Streets
- Railroads
- NRSA



## **Statement of Objectives and Proposed Use of Funds for the 2006 Community Development Block Grant Program**

### **Funding Allocation Criteria**

The City has established the following funding criteria to ensure that, to the greatest extent feasible, the use of CDBG funds benefit low and moderate income persons.

- The City's proposed allocation of CDBG funds should be consistent with the national objectives of Title I of the Housing and Community Development Act of 1974.
- Approved programs, projects and services shall be directly related to the City's CDBG Program objectives as outlined in the Consolidated Plan.
- CDBG assistance shall not supplant funding from any other pre-existing public or private resource.
- CDBG funds shall be used for administrative and operational costs of subrecipient organizations only when such organizations are under City contract for services meeting program objectives.

The primary objective of the City's Community Development Program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. The City must certify to U.S. Department of Housing and Urban Development (HUD) and maintain evidence that the use of CDBG funds gives maximum feasible priority to activities which carry out the national objectives.

This Statement of Objectives establishes the City's community development objectives and sets forth the strategy used to meet the objectives. Our proposed 2006 CDBG Program has four general parts:

1. Housing Development – The conservation and redevelopment of established neighborhoods and the preservation and expansion of their housing stock.
2. Economic Development – The revitalization of commercial properties and job creating projects that benefit low and moderate income people.
3. Public Services and Facilities – The development of physical and human service projects that benefit low and moderate income people by non-profit organizations.
4. Administration – The efficient operation of the Community Development Program.

The specific local objectives of the City's CDBG Program and how they will be addressed are described below.

## **Part I - Housing Development**

The City's housing development efforts will have three main components: single-family rehabilitation, rental rehabilitation and housing development. Single-family rehabilitation projects will address the need to preserve existing single-family, owner-occupied housing and to help low and moderate income people finance home improvements. Rental rehabilitation projects will help finance the removal of architectural barriers in rental housing. Housing development activities will find ways to create affordable rental opportunities and to make home ownership possible for low and moderate income people. Together these programs make up a coordinated strategy for neighborhood improvement and reinvestment.

### Single-Family Rehabilitation

The general objectives addressed by the single-family rehabilitation program are:

1. To provide dramatically visible, concentrated improvement in strategic parts of the City with the greatest economic and housing needs.
2. To make affordable rehabilitation financing more available in low and moderate income areas. To expand rehabilitation activities into low and moderate income areas which have seen little or no previous CDBG investment.
3. To continue to use leveraging programs with private sources.
4. To continue to provide special services to people with critical needs, including barrier removal and emergency repairs.
5. To support agencies and programs which are associated with and vital to the success of the Community Development Program.
6. To continue to implement the Lead Based Paint Regulations and to support the reduction of such hazards.

We will meet these objectives in the following ways:

1. Home Improvement Program: This program provides affordable home improvement financing to low and moderate income homeowners for both interior and exterior modifications. The program is implemented on a city wide basis with emphasis on the City's NRSA. The Home Improvement Program will also aim to reduce lead based paint hazards in low and moderate income households. Priority will be given to those families whose children are under the age of 6 or individuals with documented elevated blood levels. The program will directly benefit low and moderate income residents and utilize \$735,000 in CDBG funding.

An additional component to the Home Improvement Program introduced in the 2004 program year is the Exterior Rehabilitation Program, which is intended to provide assistance to households located in urban renewal areas or historic landmark districts for exterior home improvements. The program is intended to upgrade existing housing and to

provide immediate visual improvement of residential neighborhoods. The assistance for this component of the Home Improvement Program is not funded with federal dollars and is not limited to low and moderate income residents. However, assistance is available only for those households located in the NRSA.

2. Emergency Repair Program: This continuing program provides grants to very low income homeowners for critical emergency repairs in their homes. This program operates throughout the City, but is targeted toward low-income households (0 to 50% of median family income). Therefore, all funds (\$20,000) will benefit low and moderate-income individuals and families.

### Blight Removal

1. Blighted Program: This program will be administered by the Community Housing Investment Corporation (CHIC) and will involve matching funds from the Iowa West Foundation. This program involves the acquisition, demolition and redevelopment of vacant and blighted properties. Upon completion of demolition, properties are disposed to private investors and developers for the construction of housing. Activities will eliminate slum and blighting influences on a spot or area basis or benefit low and moderate-income persons. The Blighted Program is divided into parts: that resulting in low/mod housing (\$131,250) and that classified as slum and blight removal (\$101,250). \$67,500 in CDBG and \$67,500 in private foundation funds, \$67,500 in land sales proceeds, and \$30,000 in builder fees will be utilized for this program.
2. Mid-City Railroad Corridor: This project will involve the acquisition and demolition of properties in the City's Mid-City Railroad Corridor. The Mid-City Railroad Corridor project area is a 36 block area encompassed on the north by Avenue G; on the south by 5<sup>th</sup> Avenue; on the west by Indian Creek and 13<sup>th</sup> Street; and on the east by 10<sup>th</sup> Street. This area was designated as an Urban Renewal Area, as per Chapter 403 of the Code of Iowa by City Council on May 24, 2004. Properties acquired under the program will be held in public trust. However, some properties will be utilized to allow for railroad track consolidation, drainage/flood control and infrastructure improvements, neighborhood redevelopment projects and open space. Activities will eliminate slum and blighting influences on an area basis. CDBG funding will be allocated in the amount of \$90,000 and \$90,000 in private foundation funds.

### Rental Rehabilitation

The general objectives addressed by the rental rehabilitation efforts are:

1. To provide sound rental housing for low and moderate income residents.
2. To encourage the reuse of vacant, but repairable multi-family structures.
3. To use CDBG funds to leverage private investment and to make rehabilitation projects economically feasible.
4. To increase the supply of handicap accessible units.



We will meet these objectives in the following way:

1. Barrier Removal Program: This program, administered by the League of Human Dignity, provides grants to low income persons with disabilities to assist them in modifying their residential units for accessibility. The program encourages persons to remain in their existing living environment and creates additional accessible housing in the community. The program is available for rental units and owner-occupied housing. This program operates throughout the City for low and moderate income households (0-80% of median). \$22,500 in CDBG funds and \$5,000 in private foundation funds have been committed to this program. All funds will benefit low and moderate-income individuals and families.

### Housing Development

The general objectives addressed by the housing development efforts are:

1. To expand home ownership opportunities for low and moderate income residents.
2. To conserve and reuse structures that face demolition or continued deterioration.
3. To promote new, moderate cost residential construction for homeowners in community development areas.
4. To convert unproductive land to productive residential use.
5. To encourage more efficient use of existing infrastructure through infill development.
6. To encourage the development of low cost housing for elderly residents.
7. To support agencies and programs which are associated with and vital to the success of the City's community development efforts.
8. To encourage for-profit builders and developers to reinvest in low and moderate income neighborhoods.

We will meet these general objectives in the following ways:

1. Habitat for Humanity: This program builds homes for very low-income families using donated funds, materials and volunteer labor. They sell these homes to families at cost, with no interest and receive repayment through "sweat equity" and monthly cash payments based on the householder's ability to repay. To qualify, households must have incomes between 30 and 60 percent of the median income. This program is carried out on a community-wide basis. The City of Council Bluffs will provide \$45,000 in CDBG assistance for land acquisition and \$540,000 in private funds will be provided to this program.
2. NRSA Program: This program provides public infrastructure support for redevelopment projects located within the NRSA. Funds will be targeted to the 23<sup>rd</sup> Avenue neighborhood redevelopment project. All funds will benefit low and moderate-income individuals and

families. The City of Council Bluffs has committed \$340,000 in CDBG funds (including \$250,000 in program income from land sales proceeds), \$250,000 in Economic Development Initiative funds, and \$100,000 in Capital Improvement Program funds will be utilized for this project in 2006.

## **Part II – Economic Development**

The City will continue to use CDBG funds to reinforce business development and job creation for low and moderate income people. Economic development builds financial strength in the community and job creation activities help people achieve economic self-sufficiency.

The objectives addressed by the economic development component of the City's community development efforts include:

1. To improve the commercial building stock of the community.
2. To encourage new small business starts and expansion in the Neighborhood Revitalization Strategy Area.
3. To create jobs for low and moderate income people.

We will meet these objectives through the following projects:

Historic Preservation Rehabilitation Program: New in the 2005 program year was the Historic Preservation Rehabilitation Program. This program is intended to assist with the establishment of revolving loans and/or grants to be used to aid private owners of historically designated properties in the downtown area with necessary improvements and renovation resulting in reuse of the buildings for commercial and/or mixed use. Properties that are strictly residential in nature would not be eligible for funding. The program is intended to assist in the revitalization and reinvestment of the downtown area, leading to more private sector investment and increasing the number of residential units in downtown. \$265,000 in Economic Development Initiative funds and \$200,000 in private foundation funds are being allocated for this Program.

### **Part III – Public Services and Facilities**

Public services and facilities programs are designed to provide an opportunity for non-profit community organizations to develop and execute projects which benefit low and moderate income residents. The general objectives of this part of the program include:

1. To provide a means by which non-profit organizations can construct physical development projects which will benefit low and moderate income people.
2. To support the human service needs of the community with emphasis on homeless and transitional housing, homeless prevention, youth activities and education, and housing counseling.
3. To improve the quality of improvement projects through competitive applications.
4. To expand emergency services to low income people.

We will accomplish these objectives through the following programs:

#### Homeless and Transitional Housing

1. MICAH House: A \$40,500 allocation in CDBG funds, \$25,000 in United Way funds, \$23,000 in Emergency Shelter Grant funds, and \$192,384 in other grants and donations will be provided to the MICAH House Emergency Family Shelter. The funds will be utilized to pay for operational costs for the facility located at 231 South 7<sup>th</sup> Street. This project will benefit homeless women and families.
2. Catholic Charities: An allocation of \$9,000 in CDBG funds, \$96,000 in United Way funds, \$22,000 in Emergency Shelter Grant funds, \$229,000 in VOCA funds and \$78,169 in donations will be provided to Catholic Charities. The funds will be utilized for operational costs for the Phoenix House, a domestic violence shelter. The facility is located at a confidential location. This project will benefit women and children that are victims of domestic violence and/or sexual abuse.
3. Christian Worship Center: An allocation of CDBG funds will be provided to the Christian Worship Center for the operational costs associated with MOHM's Place, which serves as a feeding site, clothing and food pantry, a wellness clinic and information and referral center. This project benefits homeless and near homeless persons and families. CDBG funds in the amount of \$11,700 have been committed to this project along with \$3,300 in FEMA funds, \$17,000 in Emergency Shelter Grant funds, and \$73,000 in other grants and donations.

#### Housing Counseling

1. Family Housing Advisory Services (FHAS): An allocation will be provided to FHAS for HomeSearch Counseling, Pre-Purchase Counseling, Foreclosure Prevention Counseling, Fair Housing Services and Mediation Services in the community. Activities will also include homebuyer seminars to be coordinated with the Metro 100 Program and City Infil

Program. This project will benefit low and moderate-income persons and families and utilize \$31,500 in CDBG funds, \$49,680 in SHP funds, \$35,836 in United Way funds, \$23,000 in Emergency Shelter Grant funds, and \$66,936 in other grants and donations.

## **Part IV – Administration**

The program administration component covers a portion of the Community Development Department's cost for program administration and provides financial support to associated agencies and programs. General objectives for program administration include:

1. To assure that the largest possible proportion of Council Bluffs' CDBG entitlement is used for physical development projects.
2. To provide high quality program administration at minimum possible cost.
3. To support agencies and programs which are associated with and vital to the success of the Community Development Program.

We will meet these objectives in the following ways:

Community Development Department: Administrative support for Council Bluffs CDBG Program is provided by the Community Development Department. The Department is also responsible for overall program management, coordination, monitoring and evaluation of community development activities assisted in whole or in part with federal funds, general funds, tax increment financing and other programs. The \$321,753 funding for CDBG program, while a necessary part of the Community Development Program, is not counted as an activity that benefits low and moderate-income people.

## Homeless and Other Persons with Special Needs

### Homeless

Omaha Area Continuum of Care for the Homeless (OACCH): Through its partnerships, the City of Council Bluffs will continue its participatory and active role in the Omaha Area Continuum of Care for the Homeless (OACCH). OACCH plays a critical part in the funding application processes for Emergency Shelter Grant Funds, State Trust Funds and Supportive Housing Funds whose awarding of funds have become contingent on (among other things) the applicant's active involvement with the Continuum of Care.

Renewed in 2004, a Continuum of Care Super NOFA (a Supportive Housing Fund) application was prepared in 1997 by the Pottawattamie County Homeless Link, made up of four organizations Family Service, MICA House Emergency Shelter, Legal Services Corporation of Iowa and the Christian Worship Center; who sought to meet identified gaps with the construction of a seven unit transitional housing facility and the provision of outreach and supportive services to the homeless and near homeless. The outreach and supportive services are provided out of MOHM's Place, a meal site for homeless and near homeless persons. Services include: legal services, health care, referral and consultation linking participants to appropriate facilities and services such as: 1) emergency shelters to provide homeless persons with safe alternatives to the streets; 2) service providers and housing opportunities and; 3) transitional housing with supportive services (including job training, job placement, substance abuse treatment, mental health services, and independent living skills). These organizations will continue to seek Supportive Housing Funds.

Future Council Bluffs/Pottawattamie County area proposed projects to be supported by the Continuum include a homeless shelter for single men and women and additional transitional housing facilities as identified in *The Council Bluffs Housing Needs Assessment and Program Development Plan* prepared in December 2000 by independent planning consultants with the assistance of the Council Bluffs Housing Task Force.

Emergency Shelter Grant Program: Emergency Shelter Grant Funds were awarded through the State of Iowa Economic Development Department to five organizations MICA House, Catholic Charities, Family Service, Family Housing Advisory Services (FHAS) and Christian Worship Center for their activities with homeless and near homeless persons and families. Assistance is provided to these agencies for operations, essential services and homeless prevention activities.

The MICA House is a 32 bed emergency family shelter receiving assistance with their operations. Catholic Charities – Phoenix House is a shelter facility for victims of domestic violence and sexual abuse and has the capacity for 24 individuals. Catholic Charities receives ESG funds for assistance with operations and homeless prevention. Family Service receives assistance for essential services for their seven unit transitional housing facility. Family Housing Advisory Services receives operations assistance for their housing counseling activities and homeless prevention. FHAS visits the shelters and MOHM's Place weekly to provide their services to the homeless and near homeless population. The Christian Worship Center manages MOHM's Place. MOHM's Place provides, at no-cost, a daily nutritious meal to homeless and near homeless persons and serves as a location where a network of services that span the continuum can be accessed. Such services include food, clothing, medical services, legal

services, mental health services, pastoral services, housing counseling and more. Approximately 41,000 meals are served annually assisting 1500 low and moderate income individuals. ESG funds are utilized for operational costs of the facility and homeless prevention.

Community Development Block Grant Program: In 2006, CDBG funds will assist with operational and staff salaries for the MICAH House Emergency Family Shelter, Catholic Charities – Phoenix House Domestic Abuse Shelter, Christian Worship Center - MOHM's Place meal site and Family Housing Advisory Services housing counseling programs.

### **Persons with Special Needs**

Community Housing Initiatives, Inc., in 2005, was awarded low income housing tax credits from the State of Iowa and HOME funds from the City of Council Bluffs for an 18 unit low income housing project located at 1800 Nash Boulevard in Council Bluffs. All of the units are targeted for households with incomes at or below 40-60% of the Median Family Income. Specifically, five of the units are targeted to persons with mental disabilities. REM Iowa, Inc. will be providing supportive services for residents of these units. Construction of this project is to begin in 2005.

Community Housing Initiatives, Inc., in 2003, was awarded low income housing tax credits from the State of Iowa and HOME funds from the City of Council Bluffs for a 30 unit low income housing project located at 1800 Nash Boulevard in Council Bluffs. The units are targeted for low income working families who are at or below 40-60% of the Median Family Income. In addition, nine of the units are transitional units for families who need specialized assistance. The project opened in the summer of 2004.

In 2003, the City awarded HOME funds to Crossroads of Western Iowa for the construction of a HUD 811 project to be located on Coit Road and North Broadway. The project will consist of 10 one bedroom apartments and 2 two bedroom apartments located within three 4-plex housing units and will be designated for persons with disabilities. Crossroads of Western Iowa will provide supportive services to these persons with disabilities and the project will be designed to meet their special needs. Construction of this project began in 2004.

During 2004, CDBG funds were provided to VODEC, Inc. for interior renovations of their facility located at 612 South Main Street. The renovations were completed in July of 2004. VODEC, Inc. provides vocational and residential services to persons with disabilities.

Future Council Bluffs/Pottawattamie County area proposed housing projects to be supported by the City include the construction of elderly housing and housing for special populations including physically and mentally disabled individuals. Other efforts for the homeless, elderly and frail elderly, persons with disabilities, alcohol and drug addiction and AIDS and related diseases will be addressed through participation in the continuum and continued planning.



## Maintaining Affordable Housing

The Consolidated Plan indicated the relative priorities for assistance among: 1) different categories of extremely low, very low and low income households with needs for housing assistance and 2) the activities appropriate for meeting identified needs (in the context of the City's housing market and inventory conditions and the cost of different activities).

The principal features for achieving the objectives of this strategy include:

- Increasing the supply of standard, affordable rental housing through the rehabilitation of existing housing and the construction of new units.
- Promoting home ownership opportunities through the renovation of owner-occupied single-family homes.
- Preserving existing home ownership through the renovation of owner-occupied single-family homes.
- Providing rental assistance to alleviate rental cost burden experienced by very low and low income households.
- Providing affordable housing opportunities designed to meet the needs of the elderly, people with disabilities, large families and other special needs groups.
- Ensuring, at a minimum, a one-for-one replacement of public housing units lost through demolition.
- Addressing the needs of homeless individuals and homeless families through the provision of services and assistance to shelter operators.
- Providing for increased housing choice and opportunity both within and outside of areas of minority and low income concentration.
- Creating economic development activities to help people achieve economic self-sufficiency.
- Providing opportunities for non-profit community organizations to develop and execute projects which benefit lower-income residents.
- Reducing lead-based paint hazards.
- Building increased capacity within the housing delivery system to make the institutional structure more responsive to the needs of low and moderate income persons.
- Implement recommendations contained in the Council Bluffs Affordable Housing Study and *The Council Bluffs Housing Needs Assessment and Program Development Plan* prepared in December 2000.

### Removing Barriers to Affordable Housing

During the next year, the City will continue to support efforts aimed at reducing known barriers to fair and affordable housing. Specific activities to be undertaken over the next year include the following:

- Provide funding to FHAS to undertake fair housing and housing counseling services in the community. These activities and others were outlined in the City's Analysis of Impediments to Fair Housing Report.
- Provide funding to continue the Barrier Removal Program for low and moderate income persons and families.
- Continue to implement recommendations outlined in the City's Analysis of Impediments to Fair Housing Report and develop a plan to update this report.
- Continue efforts to identify and provide adequate property, which is properly zoned and served with utilities, for multi-family housing construction.
- Continue to provide relocation assistance to persons displaced by CDBG funded activities through existing policies.
- Support the Municipal Housing Agency, private developers and non-profit organizations in the development of additional affordable housing.
- Undertake and support local efforts which are aimed at educating residents about affordable housing needs and programs in an attempt to change negative attitudes and misconceptions of affordable housing.

### Evaluating and Reducing Lead-Based Paint Hazards

- Continue to implement the Lead Base Paint Regulations.
- Continue efforts to conduct contractor training sessions.
- Provide support to CDBG funded activities aimed at reducing lead-based paint hazards.
- Continue to educate staff, including maintaining recertifications as required.

### Reducing Poverty

- Pursue the economic development strategies set forth in the Council Bluffs Comprehensive Plan with emphasis on business recruitment and expansion which guarantees a percentage of low and moderate income employees.
- Coordinate all City economic development efforts, regardless of funding sources, with the Iowa Western Community College, Iowa Department of Employment Services, Workforce

Development and other job training programs. Coordination will be accomplished through continued planning and strategy development.

- Support development activities which retain and expand the economic mix of residents within low income areas of the community.
- Support the development of affordable housing projects located outside of low income areas.
- Continue to implement a self-sufficiency program to provide assistance to low income persons participating in rental assistance programs.
- Create incentives and programs to encourage private sector investment in low income areas.
- Provide funding for programs that offer services to increase the overall income of low-income persons.
- Continue to implement the requirements of Section 3 on all CDBG funded projects.

#### Developing the Institutional Structure

The institutional structure within the City, which will deliver and manage the affordable and supportive housing programs, includes elements from the public and private sectors. The Community Development Department will play the lead role in administering the housing strategy. The Department is responsible for implementing the City's community development and redevelopment activities. The Department's plans and programs must be approved by the Mayor, the City Council and the Community Development Advisory Committee prior to implementation.

Funding from the CDBG Program is the foundation for the diverse programs which assist low and moderate income residents with housing needs. The City will administer its CDBG housing development programs identified in the Action Plan.

The Municipal Housing Agency (MHA) will be responsible for Public Housing and Rental Assistance Programs and activities. The MHA will continue its self-sufficiency programs.

Non-profit organizations will play an increasing role in the City's housing strategy. During the period covered by this strategy, the City will work with the Community Housing Investment Corporation, Family Housing Advisory Services, Community Housing Initiatives, Southwest 8 Senior Services, MICA House, Inter-Faith Response, American Red Cross – Loess Hills Chapter, Christian Worship Center – MOHM's Place, Family Service, Catholic Charities – Phoenix House, Crossroads of Western Iowa, Habitat for Humanity, League of Human Dignity and others. The City will continue to strengthen the capacity of these organizations.

Private builders and developers also play a major role in the production of affordable housing in the City. Private builders and developers participating in City-sponsored housing development

programs have an understanding of required development standards and are experienced in working with federal regulations. The City will continue to develop and enhance relationships with new contractors and familiarize them with the rules required under both City and federal regulations.

#### Enhancing Coordination among Public and Private Agencies

The City also intends to provide services and conduct its activities, as efficiently and responsibly as possible. The Community Development Department of the City of Council Bluffs shall be charged with the responsibility for plan implementation and monitoring. Good record keeping and continuous program monitoring will also be conducted to ensure effective use of funds and maximization of program benefits. The City has identified specific activities. These activities will be carried out by in-house staff or subcontracted to subrecipients depending on the type of program and the capabilities of the organizations involved. Monitoring procedures will have components specific to the program or project.

Monitoring of Subrecipients – The City’s project monitoring efforts begin with the negotiation of individual contracts. Contracts must be drafted in such a way as to provide measurable performance criteria and administrative standards, all consistent with HUD or other regulatory guidelines and requirements. Progress towards attainment of specific goals will be monitored throughout the contract term and any longer period specified. This is particularly important for subrecipients who are working under a long term contract for service. Based on the recommendations of an April/May 2004 HUD monitoring review, the standard CDBG contract was revised to reflect the Fair Housing Act (570.601(a)(2)) and eligibility restrictions for certain resident aliens (570.613). The contract was also revised to have a more complete statement of work in order to effectively monitor the performance of the subrecipient. Monitoring of subrecipients by City staff will include the combined use of tracking of compliance key terms of the contract, contract specified inventory of required monitoring area, on-site reviews and audits, annual performance reports and periodic status reports as necessary. Violations, deficiencies, or problems identified during routine monitoring procedures will be addressed and corrected by providing the subrecipient with the necessary information and technical assistance. If the problem persists, sanctions will be imposed appropriate to the scale of the problem.

In-House Monitoring – In addition to monitoring the performance of subrecipients, the City has a monitoring system in place for projects and programs conducted by Community Development Department staff. This includes a competitive bidding, job site inspection, eligibility determinations and underwriting criteria and monthly activity reports. Monthly reports allow staff to analyze goal related performance in a number of areas. These include the number of clients benefiting, client composition and geographic areas served. By analyzing at this level, staff can determine when and where needs are being met, area and populations being under served and compliance with regulatory requirements. The City will continue to invest significant staff time and effort to an ongoing and thorough monitoring process to insure that all funds are put to their best and most efficient use according to the priorities and goals identified and within the guidelines of the appropriate state and federal program.

Coordination – The City is committed to working with a variety of citizens and organizations to implement the activities identified by this plan. Existing coordination efforts will be continued to maximize services and programs. In addition to these efforts, the City will focus on several

areas. These include: leveraging resources to the greatest extent possible, expanding communication with the private sector in the area of affordable housing development, continually meeting with human service and housing providers to share information, coordinate efforts and address community issues. The City will also participate, and require the participation of other agencies where appropriate, in the Omaha Area Continuum of Care for the Homeless.

### Public Housing Improvements

The strategic goals as identified in the Council Bluffs Municipal Housing Agency (MHA) five-year PHA Plan (2005-2010) are as follows:

- Expand the supply of assisted housing by leveraging private or other public funds to create additional housing opportunities;
- Improve the quality of assisted housing by renovating or modernizing public housing units; and
- Ensure equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

The MHA has not been successful in increasing the availability of affordable housing. However, late in 2003 the MHA successfully established a non-profit sister organization to open the door to additional sources of funding for affordable housing production.

The MHA continues to improve the quality of assisted housing by renovating or modernizing existing public housing units. Specifically in 2006 the MHA at its two elderly projects will perform the following improvements:

Regal Towers – Boiler replacement and renovation, installation of storage cabinets in efficiency units, replace interior doors in all units, renovate the front administrative office, replace kitchen flooring in select units, and perform miscellaneous site improvements. The total estimated cost for these projects is \$206,730.

Dudley Court – Install new thermostat control in all units, replace hallway lighting and apartment identification signage, replace mailboxes, install new carpet in hallways, and perform miscellaneous site improvements. The total estimated cost for these projects is \$52,986.

The MHA is able to affirmatively further fair housing by maintaining an active relationship with the Pottawattamie County Landlord Association. Through this relationship the MHA is able to promote a better understanding about the benefits of Section 8 participation among persons in the rental housing business.

### Public Housing Resident Initiatives

The MHA does not propose any specific resident initiatives for public housing. Currently, the MHA operates two elderly projects and does not own or manage low income family units. As of August 1, 2000, MHA has had a resident on the MHA Board of Directors in accordance with their Resident Board Member Policy. A meeting was held in July of 2005 with residents of the two elderly projects to solicit comments regarding the PHA Plan for 2006. In general, the residents did not suggest any changes and were satisfied with the plan. However residents made the following suggestions for the Capital Fund projects:

Regal Towers – Additional lighting in the entry of the building, perhaps something on the wall; and a cabinet under the bathroom sinks to store cleaning supplies in resident apartments.

Dudley Court – The stairwells to be painted and railings to be stripped and painted; plumbing change so water could be of a moderate temperature instead of either all hot or all cold; and a new heating and air conditioning system.

The MHA continues to do outreach and marketing efforts to local property owners. This is mainly done by sponsoring a landlord's newsletter and actively participating in the landlord association. The MHA has continued to distribute two pamphlets, "Respect Your Tenant" and "Respect Your Rental Unit." The MHA Section 8 continues to participate with the lead-based paint program to educate and inform tenants and landlords.

## Historic Preservation

The City has determined that implementation of its CDBG Program will have an effect upon properties included in or eligible for listing on the National Register of Historic Places. Pursuant to Section 106 of the National Historic Preservation Act, the City will implement its program in conformance with 36 CFR Part 800, "Protection of Historic and Cultural Properties".

All projects proposed to be supported financially by the City's Program will be reviewed in a manner consistent with the requirements contained in 36 CFR Part 800 and the procedures outlined by the document "Iowa State Historic Preservation Office".

The following community development activities have been determined to have no effect on historic properties and their implementation will not require review under 36 CFR Part 800:

1. When the Area of Potential Effect (APE) has been intensively surveyed by a professional within the last 8 years;
2. Projects involving buildings of any type that are less than 50 years; and
3. Projects involving single-family dwellings built after 1930, unless it meets certain conditions.

However, their exclusion does not preclude the City from its responsibilities for the identification of historic properties as described in 36 CFR 800.4.

Community Development activities exempt from review under 36 CFR Part 800 are as follows:

1. Exterior rehabilitation activities described below:
  - a. General maintenance/repair, including: gentle cleaning, scraping and painting;
  - b. In-kind replacement;
  - c. Property weatherization;
  - d. Installation of temporary ramps; and
  - e. Construction of ramps on secondary facades.
2. Interior Rehabilitation activities described below:
  - a. In-kind repair/replacement of asphalt and concrete curbs, sidewalks, driveways and ramps;
  - b. In-kind replacement or installation of site improvements, including landscaping and park equipment;
  - c. Electrical and mechanical systems when no structural alterations are needed;

- d. Repair of interior surfaces, including drywall installation;
  - e. Properly installed insulation; and
  - f. Repair/replacement of cabinets and fixtures.
3. Site improvements described below:
- a. In-kind repair/replacement of asphalt and concrete curbs, sidewalks, driveways and ramps; and
  - b. In-kind replacement or installation of site improvements, including landscaping and park equipment.
4. Administrative activities described below:
- a. Mortgage financing assistance;
  - b. Purchase of equipment, etc., where any associated physical improvements are on the exempt activities list;
  - c. Administrative costs; and
  - d. Building acquisition, where any associated physical improvements are on the exempt activities list.

During 2002, the State Historical Society of Iowa announced that the 100 Block of West Broadway would be placed on the National Register of Historic Places. It is because of this designation that in 2005 the Historic Preservation Rehabilitation Program was established to assist and encourage the private sector to reinvest in the area. Any and all exterior modifications to the commercial and/or mixed use properties in the district must be reviewed by the Historic Preservation Commission to ensure that the proposed changes are consistent with the Secretary of Interior's Standards for Rehabilitation and any federally funded project which may have potential effects on the properties must comply with Section 106 of the National Preservation Act of 1966.

In addition, during 2003 a private consultant was hired to conduct an intensive level survey of a portion of 3<sup>rd</sup> Street, Bluff and Willow Avenue in order to evaluate the district's potential eligibility for nomination to the National Register of Historic Places. The goal is to establish the first Residential Historic District in Council Bluffs. Significant neighborhood interest has been instrumental in the development of this district. Other neighborhood interest has been generated in the Oakland Avenue area. It is anticipated that renewed interest in preservation activities will influence future programmatic and financial decisions. The City is exploring the development of design guidelines for redevelopment efforts in the historic districts.

New in 2005 and continuing in 2006 is the Historic Preservation Rehabilitation Program, which is intended to assist with the establishment of revolving loans and/or grants to be used to aid private owners of historically designated properties in the downtown area with necessary



improvements and renovation resulting in reuse of the buildings for commercial and/or mixed use. Properties that are strictly residential in nature would not be eligible for funding. The program is intended to assist in the revitalization and reinvestment of the downtown area, leading to more private sector investment and increasing the number of residential units in downtown. \$265,000 in Economic Development Initiative funds and \$200,000 in private foundation funds are being allocated for this Program.

## **Measuring Program Performance**

On September 3, 2003, HUD announced, through CPD Notice 03-09, the Development of State and Local Performance Measurement Systems for Community Planning and Development (CPD) Formula Grant Programs. The Community Development Department staff has been working to expand this document and incorporate the criteria shown in the Checklist “Appendix C” of CPD Notice 03-09 to assist in the development and implementation of a performance and measurement system for the City of Council Bluffs’ CDBG program. Then on June 10, 2005 HUD published a notice in the Federal Register proposing a framework for measuring outcomes of the CDBG program. At this time the Community Development Department staff is waiting for further guidance from HUD, regarding the new regulations, to finalize and implement a performance and measurement system for the City of Council Bluffs.

## **Proposed Use of Funds**

The following section presents the City's proposed use of CDBG funds for 2006. Our proposed program places a high priority on housing development, creation of affordable housing opportunities, blight removal, economic development, assistance to homeless families and individuals – with an emphasis on benefits to low and moderate income people.

## **CDBG PROJECTS SPREADSHEET**

**FISCAL YEAR 2006 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

<u>Program</u>	<u>Description</u>	<u>Unit Goals</u>	<u>CDBG Budget</u>	<u>Low and Moderate Income Benefit</u>	<u>Other Public Funds</u>	<u>Private Funds</u>	<u>Total Project Costs</u>
<b>Part I - Housing Development</b>							
<u>Single Family Rehabilitation</u>							
1. Home Improvement Program	Low interest & principal only loans for home improvements	20 units	\$505,000	\$505,000	\$0	\$0	\$505,000
2. Emergency Repair Program	Grants to low income homeowners to make emergency repairs	10 units	\$20,000	\$20,000	\$0	\$0	\$20,000
3. Rehabilitation Administration	Project supervision & administration of housing rehab. programs	-----	\$210,000	\$210,000	\$0	\$0	\$210,000
<u>Blight Removal</u>							
1. Blighted Program - Low/Mod Housing	Acquisition and demolition of vacant housing units and commercial structures for low income housing development	2 structures	\$33,750	\$33,750	\$0	\$97,500	\$131,250
2. Blighted Program - Slum & Blight Removal	Acquisition and demolition of vacant housing units and commercial structures for slum and blight removal	2 structures	\$33,750	\$0	\$0	\$67,500	\$101,250
3. Mid-City Railroad Corridor	Acquisition and demolition of property in the Mid-City urban renewal area	1 business	\$90,000	\$0	\$0	\$90,000	\$180,000
<u>Rental Rehabilitation</u>							
1. Barrier Removal Program	Removal of architectural barriers for disabled owners and renters by the League of Human Dignity	4 units	\$22,500	\$22,500	\$0	\$5,000	\$27,500

**FISCAL YEAR 2006 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

<u>Program</u>	<u>Description</u>	<u>Unit Goals</u>	<u>CDBG Budget</u>	<u>Low and Moderate Income Benefit</u>	<u>Other Public Funds</u>	<u>Private Funds</u>	<u>Total Project Costs</u>
<u>Housing Development</u>							
1. Habitat for Humanity	Construction and single family rehabilitation of homes using volunteer labor	2 lots	\$45,000	\$45,000	\$0	\$540,000	\$585,000
2. NRSA Program (23rd Avenue Project)	Provides public infrastructure support for housing and redevelopment projects	2 blocks paving	\$340,000	\$340,000	\$350,000	\$0	\$690,000
3. South Main Project	Construction of an Elderly Housing Project on South Main	80 units	\$0	\$0	\$350,000	\$0	\$350,000
4. Katelman Project	Redevelopment of the Katelman Neighborhood with single family housing development	22 lots	\$0	\$0	\$0	\$555,000	\$555,000
5. 28th & Avenue A Project	Redevelopment of the 2800 block of Avenue A and B with single family housing development	12 lots	\$0	\$0	\$0	\$300,000	\$300,000
Sub total Housing Development		114 units 4 structures 36 lots/properties 2 blocks paving 1 business	\$1,300,000	\$1,176,250	\$700,000	\$1,655,000	\$3,655,000
<b>Part II - Economic Development</b>							
Historic Preservation Rehabilitation Program	Rehabilitation of historic properties in the downtown area for commercial and/or mixed uses	3 structures	\$0	\$0	\$265,000	\$200,000	\$465,000
Sub total Economic Development		3 structures	\$0	\$0	\$265,000	\$200,000	\$465,000

**FISCAL YEAR 2006 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

<u>Program</u>	<u>Description</u>	<u>Unit Goals</u>	<u>CDBG Budget</u>	<u>Low and Moderate Income Benefit</u>	<u>Other Public Funds</u>	<u>Private Funds</u>	<u>Total Project Costs</u>
<b>Part III - Public Services &amp; Facilities</b>							
<u>Homeless &amp; Transitional Housing</u>							
1. MICAH House	Assistance for operations of an emergency family shelter	450 persons	\$40,500	\$40,500	\$23,000	\$217,384	\$280,884
2. Catholic Charities - Phoenix House	Assistance for operations of a victims of domestic violence shelter	350 persons	\$9,000	\$9,000	\$251,000	\$174,169	\$434,169
3. Christian Worship Center	Assistance for meals and services for the homeless and near homeless	750 persons	\$11,700	\$11,700	\$20,300	\$73,000	\$105,000
<u>Housing Counseling</u>							
1. FHAS	Housing counseling and fair housing services	1500 persons	\$31,500	\$31,500	\$72,680	\$102,772	\$206,952
Sub total Public Services & Facilities		3,050 persons	\$92,700	\$92,700	\$366,980	\$567,325	\$1,027,005
<b>Part IV- Administration</b>							
<u>Community Development Dept.</u>							
Sub-total Administration	Personnel for administration of CDBG program	-----	\$321,753	\$0	\$0	\$0	\$321,753
		-----	\$321,753	\$0	\$0	\$0	\$321,753
<b>TOTAL CDBG</b>			<u>\$1,714,453</u>	<u>\$1,268,950</u>	<u>\$1,331,980</u>	<u>\$2,422,325</u>	<u>\$5,468,758</u>

## 2006 Home Investment Partnership Program (HOME) - Council Bluffs

<u>Program</u>	<u>Description</u>	<u>Unit Goals</u>	<u>2006 HOME Budget</u>	<u>Low and Moderate Income Benefit</u>			<u>Other Public Funds</u>	<u>Private Funds</u>	<u>Total Project Costs</u>
Direct Homeownership Assistance	Downpayment assistance to first-time low and moderate income homebuyers through the provision of second mortgages to purchase 8 newly constructed single family homes.	8	\$125,000	\$250,000	\$0	\$125,000		\$250,000	
Multiple Family Housing Development Project	Land acquisition, demolition and/or construction related costs for 1 or 2 multiple family housing development projects.	6	\$172,894	\$172,894	\$0	\$0		\$172,894	
			\$297,894	\$422,894	\$0	\$125,000		\$422,894	
8/4/2005									

8/4/2005



# 2006 American Dream Downpayment Initiative (ADDI) Program - Council Bluffs

<u>Program</u>	<u>Description</u>	<u>Unit Goals</u>	<u>Low and Moderate Income Benefit</u>			<u>Other Public Funds</u>		<u>Private Funds</u>		<u>Total Project Costs</u>
			2006 ADDI Budget							
Direct Homeownership Assistance	Downpayment assistance to first-time low and moderate income homebuyers through the provision of second mortgages to purchase 2 newly constructed single family homes.	2	\$14,346		\$28,692	\$0		\$14,346		\$28,692
			\$14,346		\$28,692	\$0		\$14,346		\$28,692

8/4/2005

# **APPLICATION FOR FEDERAL ASSISTANCE**

# Application for Federal Assistance

U.S. Department of Housing  
and Urban Development

OMB Approval No.2501-0017 (exp. 03/31/2005)

DUNS#: 051955433

1. Type of Submission

☒

Application

☐

Preapplication

2. Date Submitted

10/28/2005

4. HUD Application Number

3. Date and Time Received by HUD

5. Existing Grant Number

6. Applicant Identification Number

B-06-MC-19-0005

7. Applicant's Legal Name

City of Council Bluffs

8. Organizational Unit

Community Development Department

9. Address (give city, county, State, and zip code)

A. Address: 209 Pearl Street

B. City: Council Bluffs

C. County: Pottawattamie

D. State: Iowa

E. Zip Code: 51503

10. Name, title, telephone number, fax number, and e-mail of the person to be contacted on matters involving this application (including area codes)

A. Name: Donald D. Gross

B. Title: Director

C. Phone: (712) 328-4629

D. Fax: (712) 328-4915

E. E-mail: [dgross@councilbluffs-ia.gov](mailto:dgross@councilbluffs-ia.gov)

11. Employer Identification Number (EIN) or SSN

42-6004428

12. Type of Applicant (enter appropriate letter in box)

C

A. State

I. University or College

B. County

J. Indian Tribe

C. Municipal

K. Tribally Designated Housing Entity (TDHE)

D. Township

L. Individual

E. Interstate

M. Profit Organization

F. Intermunicipal

N. Non-profit

G. Special District

O. Public Housing Authority

H. Independent School District

P. Other (Specify)

13. Type of Application

☐ New ☐ Continuation ☐ Renewal ☒ Revision

If Revision, enter appropriate letters in box(es)

A. Increase Amount B. Decrease Amount C. Increase Duration

D. Decrease Duration E. Other (Specify)

14. Name of Federal Agency

U.S. Department of Housing and Urban Development

15. Catalog of Federal Domestic Assistance (CFDA) Number

14 --- 218

Title: CDBG

Component Title: Entitlement Grant

16. Descriptive Title of Applicant's Program

CDBG Entitlement Grant for the City of Council Bluffs

17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.)

City of Council Bluffs, Iowa

18a. Proposed Program start date

1/1/2006

18b. Proposed Program end date

12/31/2006

19a. Congressional Districts of Applicant

5th District - Iowa

19b. Congressional Districts of Program

5th District-Iowa

20. Estimated Funding: **Applicant must complete the Funding Matrix on Page 2.**

21. Is Application subject to review by State Executive Order 12372 Process?

A. Yes ☐ This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date \_\_\_\_\_

B. No ☒ Program is not covered by E.O. 12372

☐ Program has not been selected by State for review.

22. Is the Applicant delinquent on any Federal debt?

☒

No

☐ Yes If "Yes," explain below or attach an explanation.

## Funding Matrix

The applicant must provide the funding matrix shown below, listing each program for which HUD funding is being requested, and complete the certifications.

Grant Program*	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	Total
CDBG Entitlement Grant for the City of Council Bluffs	\$ 1,109,453	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,109,453
2004 CDBG Entitlement Grant Carry-over into 2006 for City of Council	\$ 125,000	\$ 100,000	\$ 914,680	\$ 232,300	\$ 85,000	\$ -	\$ 2,422,325	\$ 480,000	\$ 4,359,305
<b>Grand Totals</b>	<b>\$ 1,234,453</b>	<b>\$ 100,000</b>	<b>\$ 914,680</b>	<b>\$ 232,300</b>	<b>\$ 85,000</b>	<b>\$ -</b>	<b>\$ 2,422,325</b>	<b>\$ 480,000</b>	<b>\$ 5,468,758</b>

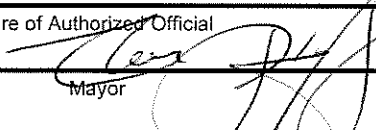
\* For FHIPs, show both initiative and component

## Certifications

I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all sub awards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly.

Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage of the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

This application incorporates the Assurances and Certifications (HUD-424B) attached to this application or renews and incorporates for the funding you are seeking the Assurances and Certifications currently on file with HUD. To the best of my knowledge and belief, all information in this application is true and correct and constitutes material representation of fact upon which HUD may rely in awarding the agreement.

23. Signature of Authorized Official 		Name (printed) Thomas P. Hanafan	
Title Mayor		Date (mm/dd/yyyy) 09/19/2005	

## Instructions for the HUD-424

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

This form must be used by applicants requesting funding from the Department of Housing and Urban Development. This application form HUD-424 incorporates the Assurances and Certifications (HUD-424-B). You may either (1) attach the Assurances and Certifications to the application or (2) renew the certifications that you previously made on behalf of your organization and submitted to HUD if the legal name of your organization has not changed and you were the authorized representative who signed the Assurances and Certifications.

### Item Number Instructions

1. Please indicate whether your application is for a formal application submission or a preliminary application (pre-application). HUD does not accept pre-applications for programs funded through the SuperNOFA.
2. Enter the date you are submitting your application to HUD.
3. This box will be completed by HUD. When received by HUD, your application will be stamped:
  - (a) with a date; and
  - (b) with the time received.
4. Leave Blank. This will be completed by the HUD program office receiving your application. When HUD accepts electronic applications for the grant program you are applying for, this number will be computer generated.
5. If your application is to renew or continue an existing grant, provide the existing grant number. If a new award, please leave blank.
6. Leave blank if you have not been provided a HUD ID number or user number. If you are a Public Housing Authority, enter your HUD issued Public Housing Authority ID number.
7. Enter the legal name of your organization applying for HUD funding.
8. Enter the name of the primary unit in your organization, if applicable, which will be responsible for the program.
9. Enter the complete address of your organization.
10. Enter the name, title, telephone number, fax number, and E-mail of the person to contact on matters related to your application.
11. Enter your organization's Employer Identification Number (EIN) as assigned by the Internal Revenue Service or if you are applying as an individual, your Social Security Number.

12. Choose from the list and enter the appropriate letter in the space provided. You must be an eligible applicant to apply for assistance. You must read the program information requirements to determine if you are a type of applicant that is eligible to apply for assistance under the program.

13. Enter the type of application you are submitting for funding consideration.

Check the appropriate box.

☐ "New" means you are applying for a new grant award.

☐ "Continuation" means you are requesting an extension of an existing award.

☐ "Renewal" means you are requesting funding for renewal of an existing grant. e.g. Supportive Housing Program (SHP) or Shelter + Care grant.

☐ "Revision" means you are submitting a revision prior to the application due date in response to HUD's request for clarification or modification to your initial submission.

14. Pre-filled.

15. Enter the Catalog of Federal Domestic Assistance (CFDA) number and title and, if applicable, component title of the program.

16. Enter a brief description of your program and key activities.

17. Identify the location(s) where your activities will take place. If this is the entire state, enter "Entire State".

18a. Enter the proposed start date.

18b. Enter the proposed end date.

19a. List the Congressional District(s) where your organization is located.

19b. List any Congressional District(s) where your program of activities or project sites will be located.

20. You must complete the funding matrix on page 2 of this form. Enter the following information:

**Grant Program:** The HUD funding program under which you are applying.

**HUD Share:** Please check the program requirements. Enter the amount of HUD funds you are requesting in your application.

**Applicant Match:** Enter the amount of funds or cash equivalent of in-kind contributions you are contributing to your project or program of activities.

**Other Federal Share:** Enter the amount of other Federal funds for your program of activities.

## Instructions for the HUD-424 (Continued)

**State Share:** Enter the amount of funds or cash equivalent of in-kind services the State is providing to your project or program of activities.

**Local/Tribal Share:** Enter the amount of funds or cash equivalent of in-kind services your local/tribal government is providing to your project or program of activities.

**Other:** Enter the amount of other sources of private, non-profit, or other funds or cash equivalent of in-kind services being provided to your project or program of activities.

**Program Income:** Enter the amount of program income you expect to generate over the life of your award.

**Total:** Please total all columns and fill in the amounts.

21. You should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 or check your application kit to determine whether the State Intergovernmental Review Process is required.

22. This question applies to your applicant organization, not the person signing as your organization's authorized representative. Categories of debt include disallowed costs that requires repayment to HUD.

23. To be signed by the authorized representative of your organization. A copy of your governing body's authorization for you to sign this application must be available in your organization's office.

**TABLE 3: CONSOLIDATED PLAN LISTING OF PROJECTS**

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name**     Habitat for Humanity

**Priority Need**  
High

**Project Title**  
Habitat for Humanity – Land Acquisition

**Project Description**  
Purchase 2 residential lots for construction of dwellings to be sold to low income households.

**Location**  
Community-wide

Objective Number <b>570.208(a)(3)</b>	Project ID <b>0001</b>
HUD Matrix Code <b>01</b>	CDBG Citation <b>570.201(a)</b>
Type of Recipient <b>570.500(c)</b>	CDBG National Objective <b>LMH</b>
Start Date (mm/dd/yyyy) <b>01/01/2006</b>	Completion Date (mm/dd/yyyy) <b>12/31/2006</b>
Performance Indicator <b>Housing Units</b>	Annual Units <b>2</b>
Local ID <b>06-001.1</b>	Units Upon Completion <b>2</b>

**Funding Sources:**

CDBG	\$45,000.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$540,000.00
Total	\$585,000.00

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs



**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** Community Housing Investment Corporation (CHIC)

**Priority Need**  
High

**Project Title**  
CHIC – Blighted/Slum & Blight Removal

**Project Description**  
Acquire properties with blighted structures, demolish the structures and offer the properties for resale and redevelopment. Project will also involve demolition activities eligible under 570.201(d) and disposition activities eligible under 570.201(b). Slum and blight removal will be the goal under this program.

**Location**  
Community-wide

Objective Number <b>570.208(b)(2)</b>	Project ID <b>0002</b>
HUD Matrix Code <b>01</b>	CDBG Citation <b>570.201(a)</b>
Type of Recipient <b>570.204</b>	CDBG National Objective <b>SBS</b>
Start Date (mm/dd/yyyy) <b>01/01/2006</b>	Completion Date (mm/dd/yyyy) <b>12/31/2006</b>
Performance Indicator <b>Housing Units</b>	Annual Units <b>2</b>
Local ID <b>06-001.2</b>	Units Upon Completion <b>2</b>

**Funding Sources:**

CDBG	\$33,750.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$67,500.00
Total	\$101,250.00

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** City of Council Bluffs

**Priority Need**  
High

**Project Title**  
Mid-City Railroad Corridor Project

**Project Description**  
Acquisition of blighted commercial and residential properties along the Mid-City Railroad Corridor, which is generally bounded by Avenue G on the north, 10<sup>th</sup> Street on the east, 13<sup>th</sup> Street and Indian Creek on the west and 5<sup>th</sup> Avenue on the south. Project will also involve demolition activities eligible under 570.201(d).

**Location** Census Tracts & Block Groups

CT:030700 BG: 5 County: 19155 CT:030700 BG: 2 County: 19155  
CT:030700 BG: 4 County: 19155 CT:030700 BG: 1 County: 19155  
CT:030700 BG: 3 County: 19155

Objective Number <b>570.208(b)(1)</b>	Project ID <b>0003</b>
HUD Matrix Code <b>01</b>	CDBG Citation <b>570.201(a)</b>
Type of Recipient <b>Local Government</b>	CDBG National Objective <b>SBA</b>
Start Date (mm/dd/yyyy) <b>01/01/2006</b>	Completion Date (mm/dd/yyyy) <b>12/31/2006</b>
Performance Indicator <b>Business</b>	Annual Units <b>1</b>
Local ID <b>06-001.3</b>	Units Upon Completion <b>1</b>

**Funding Sources:**

CDBG	\$90,000.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$90,000.00
Total	\$180,000.00

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** Community Housing Investment Corporation (CHIC)

**Priority Need**  
High

**Project Title**  
CHIC – Blighted/Low-Mod Housing

**Project Description**  
Acquisition and demolition of vacant housing units and commercial structures for low income housing development. The properties will be resold and redeveloped. Project will also involve demolition activities eligible under 570.201(d) and disposition activities eligible under 570.201(b).

**Location**  
Community-wide

Objective Number <b>570.208(a)(3)</b>	Project ID <b>0004</b>
HUD Matrix Code <b>01</b>	CDBG Citation <b>570.201(a)</b>
Type of Recipient <b>570.204</b>	CDBG National Objective <b>LMH</b>
Start Date (mm/dd/yyyy) <b>01/01/2006</b>	Completion Date (mm/dd/yyyy) <b>12/31/2006</b>
Performance Indicator <b>Housing Units</b>	Annual Units <b>2</b>
Local ID <b>06-001.4</b>	Units Upon Completion <b>2</b>

**Funding Sources:**

CDBG	\$33,750.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$97,500.00
Total	\$131,250.00

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** City of Council Bluffs

**Priority Need**  
High

**Project Title**  
NRSA Program

**Project Description**  
Fund public facility improvements related to new or renovated housing development located in the City's Neighborhood Revitalization Strategy Area (NRSA). Project may involve some demolition activities eligible under 570.201(d).

**Location** Census Tracts & Block Groups

CT:030800 BG: 1 County: 19155 CT:030501 BG: 1 County: 19155 CT:031300 BG: 1 County: 19155  
CT:030800 BG: 2 County: 19155 CT:030501 BG: 2 County: 19155 CT:031000 BG: 3 County: 19155  
CT:030800 BG: 3 County: 19155 CT:030501 BG: 3 County: 19155

Objective Number <b>570.208(a)(3)</b>	Project ID <b>0005</b>
HUD Matrix Code <b>03</b>	CDBG Citation <b>570.201(c)</b>
Type of Recipient <b>Local Government</b>	CDBG National Objective <b>LMH</b>
Start Date (mm/dd/yyyy) <b>01/01/2006</b>	Completion Date (mm/dd/yyyy) <b>12/31/2006</b>
Performance Indicator <b>Public Utilities</b>	Annual Units <b>250 Feet</b>
Local ID <b>06-003.1</b>	Units Upon Completion <b>250 Feet</b>

**Funding Sources:**

CDBG	\$340,000.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$350,000.00
Total	\$690,000.00

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** Christian Worship Center

**Priority Need** High

**Project Title** MOHM's Place

**Project Description**

Assist with administrative/operational costs at the facility which serves as a site for evening meals and acts as a clearing house for many other types of services for homeless and near homeless persons.

**Location** Community-wide

Objective Number <b>570.208(a)(2)</b>	Project ID <b>0006</b>
HUD Matrix Code <b>05</b>	CDBG Citation <b>570.201(e)</b>
Type of Recipient <b>570.500(c)</b>	CDBG National Objective <b>LMC</b>
Start Date (mm/dd/yyyy) <b>01/01/2006</b>	Completion Date (mm/dd/yyyy) <b>12/31/2006</b>
Performance Indicator <b>Persons who are homeless</b>	Annual Units <b>750</b>
Local ID <b>06-005.1</b>	Units Upon Completion <b>750</b>

**Funding Sources:**

CDBG	\$11,700.00
ESG	\$17,000.00
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$76,300.00
Total	\$105,000.00

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** Family Housing Advisory Services

**Priority Need**  
High

**Project Title**  
Housing Counseling

**Project Description**  
Operate a Council Bluffs branch office and provide the following programs: HomeSearch Counseling, Pre-Purchase Counseling, Foreclosure Prevention Counseling, Fair Housing Services and Mediation Services.

**Location** Community-wide

Objective Number <b>570.208(a)(2)</b>	Project ID <b>0007</b>
HUD Matrix Code <b>05</b>	CDBG Citation <b>570.201(e)</b>
Type of Recipient <b>570.500(c)</b>	CDBG National Objective <b>LMC</b>
Start Date (mm/dd/yyyy) <b>01/01/2006</b>	Completion Date (mm/dd/yyyy) <b>12/31/2006</b>
Performance Indicator <b>People (General)</b>	Annual Units <b>1,500</b>
Local ID <b>06-005.2</b>	Units Upon Completion <b>1,500</b>

**Funding Sources:**

CDBG	\$31,500.00
ESG	\$23,000.00
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$152,452.00
Total	\$206,952.00

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** MICAH House

**Priority Need**  
High

**Project Title**  
MICAH House

**Project Description**

MICAH House will be supported with operational funds, including staff salaries. Services provided by the MICAH House staff include food, shelter, academic tutoring, nursing clinic, children's organized activities, housing counseling and other guest services.

**Location**  
231 South 7<sup>th</sup> Street, Council Bluffs, IA 51501

Objective Number <b>570.208 (a)(2)</b>	Project ID <b>0008</b>
HUD Matrix Code <b>03T</b>	CDBG Citation <b>570.201(e)</b>
Type of Recipient <b>570.500(c)</b>	CDBG National Objective <b>LMC</b>
Start Date (mm/dd/yyyy) <b>01/01/2006</b>	Completion Date (mm/dd/yyyy) <b>12/31/2006</b>
Performance Indicator <b>Persons who are homeless</b>	Annual Units <b>450</b>
Local ID <b>06-005.3</b>	Units Upon Completion <b>450</b>

**Funding Sources:**

CDBG	\$40,500.00
ESG	\$23,000.00
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$217,384.00
Total	\$280,884.00

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** Catholic Charities

**Priority Need**

High

**Project Title**

Phoenix House

**Project Description**

Phoenix House will be supported with operational funds. The Phoenix House is a domestic violence shelter, serving women and children that are victims of domestic violence.

**Location**

Confidential Location, Council Bluffs, IA

Objective Number <b>570.208 (a)(2)</b>	Project ID <b>0009</b>
HUD Matrix Code <b>03T</b>	CDBG Citation <b>570.201(e)</b>
Type of Recipient <b>570.500(c)</b>	CDBG National Objective <b>LMC</b>
Start Date (mm/dd/yyyy) <b>01/01/2006</b>	Completion Date (mm/dd/yyyy) <b>12/31/2006</b>
Performance Indicator <b>Persons who are homeless</b>	Annual Units <b>350</b>
Local ID <b>06-005.4</b>	Units Upon Completion <b>350</b>

**Funding Sources:**

CDBG	\$9,000.00
ESG	\$22,000.00
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$403,169.00
Total	\$434,169.00

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs



**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** League of Human Dignity

**Priority Need**

High

**Project Title**

Barrier Removal Program (BRP)

**Project Description**

Provide technical assistance and grants to households with handicapped/disabled persons, for home modifications to remove architectural barriers at owner-occupied dwellings and rental units, under the Barrier Removal Program (BRP).

**Location**

Community-wide

Objective Number <b>570.208 (a)(3)</b>	Project ID <b>0010</b>
HUD Matrix Code <b>14A</b>	CDBG Citation <b>570.202</b>
Type of Recipient <b>570.500(c)</b>	CDBG National Objective <b>LMH</b>
Start Date (mm/dd/yyyy) <b>01/01/2006</b>	Completion Date (mm/dd/yyyy) <b>12/31/2006</b>
Performance Indicator <b>Housing Units</b>	Annual Units <b>4</b>
Local ID <b>06-014.1</b>	Units Upon Completion <b>4</b>

**Funding Sources:**

CDBG	\$22,500.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$5,000.00
Total	\$27,500.00

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** City of Council Bluffs

**Priority Need**

High

**Project Title**

Single Family Housing Rehabilitation Program

**Project Description**

Provide installment loans and deferred loans for rehabilitation of owner-occupied dwellings.

**Location**

Community-wide

Objective Number <b>570.208 (a)(3)</b>	Project ID <b>0011</b>
HUD Matrix Code <b>14A</b>	CDBG Citation <b>570.202</b>
Type of Recipient <b>Local Government</b>	CDBG National Objective <b>LMH</b>
Start Date (mm/dd/yyyy) <b>01/01/2006</b>	Completion Date (mm/dd/yyyy) <b>12/31/2006</b>
Performance Indicator <b>Housing Units</b>	Annual Units <b>20</b>
Local ID <b>06-014.2</b>	Units Upon Completion <b>20</b>

**Funding Sources:**

CDBG	\$505,000.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$505,000.00

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** City of Council Bluffs

**Priority Need**

High

**Project Title**

Emergency Housing Repair Program

**Project Description**

Provide grants for housing repairs of an urgent nature.

**Location**

Community-wide

Objective Number <b>570.208 (a)(3)</b>	Project ID <b>0012</b>
HUD Matrix Code <b>14A</b>	CDBG Citation <b>570.202</b>
Type of Recipient <b>Local Government</b>	CDBG National Objective <b>LMH</b>
Start Date (mm/dd/yyyy) <b>01/01/2006</b>	Completion Date (mm/dd/yyyy) <b>12/31/2006</b>
Performance Indicator <b>Housing Units</b>	Annual Units <b>10</b>
Local ID <b>06-014.3</b>	Units Upon Completion <b>10</b>

**Funding Sources:**

CDBG	\$20,000.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$20,000.00

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** City of Council Bluffs

**Priority Need**

High

**Project Title**

Housing Rehabilitation Administration

**Project Description**

Provide supervision and project administration for the Housing Rehabilitation Programs.

**Location**

Community-wide

Objective Number <b>570.208 (a)(3)</b>	Project ID <b>0013</b>
HUD Matrix Code <b>14H</b>	CDBG Citation <b>570.202</b>
Type of Recipient <b>Local Government</b>	CDBG National Objective <b>LMH</b>
Start Date (mm/dd/yyyy) <b>01/01/2006</b>	Completion Date (mm/dd/yyyy) <b>12/31/2006</b>
Performance Indicator <b>N/A</b>	Annual Units <b>N/A</b>
Local ID <b>06-014.4</b>	Units Upon Completion <b>N/A</b>

**Funding Sources:**

CDBG	\$210,000.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$210,000.00

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** City of Council Bluffs

**Priority Need**  
High

**Project Title**  
Administration

**Project Description**

Provide administration for the Community Development Department programs, including oversight and monitoring, clerical support, accounting, personnel and financial services support.

**Location**  
Community-wide

Objective Number	Project ID <b>0014</b>
HUD Matrix Code <b>21A</b>	CDBG Citation <b>570.206</b>
Type of Recipient <b>Local Government</b>	CDBG National Objective
Start Date (mm/dd/yyyy) <b>01/01/2006</b>	Completion Date (mm/dd/yyyy) <b>12/31/2006</b>
Performance Indicator <b>N/A</b>	Annual Units <b>N/A</b>
Local ID <b>06-021.1</b>	Units Upon Completion <b>N/A</b>

**Funding Sources:**

CDBG	\$321,753.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$321,753.00

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

## **CITY OF COUNCIL BLUFFS RESOLUTION**

A RESOLUTION APPROVING THE USE OF 2006 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), 2006 HOME INVESTMENT PARTNERSHIP (HOME) AND 2006 AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI) FUNDS AND DIRECTING THE MAYOR TO SUBMIT THE ANNUAL PLAN TO THE CITY OF OMAHA AND THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

- WHEREAS, the City of Council Bluffs, an entitlement community, annually receives CDBG funds from HUD; and
- WHEREAS, the City of Council Bluffs also receives HOME and ADDI funds from HUD through the Omaha-Council Bluffs HOME Consortium; and
- WHEREAS, the Community Development Advisory Committee held a public hearing to obtain the views of citizens on housing and community development needs; and
- WHEREAS, the Community Development Department and the Community Development Advisory Committee received requests from the public for CDBG, HOME and ADDI funding; and
- WHEREAS, the Community Development Advisory Committee held public hearings on said funding requests to assure that citizens have had an opportunity to present project proposals and comments; and
- WHEREAS, on August 4, 2005, the Community Development Advisory Committee prepared recommendations on said funding requests; and
- WHEREAS, it is the opinion of the City Council that it would be in the best interest of the City to allocate CDBG, HOME and ADDI funds as listed and outlined on "Attachment A".

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA

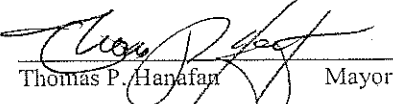
That the projects listed on "Attachment A" with the corresponding CDBG, HOME and ADDI amounts are hereby approved.

BE IT FURTHER RESOLVED

That the Mayor is hereby directed to cause the preparation of an Annual Plan which outlines the proposed use of funds as required by the U.S. Department of Housing and Urban Development.

APPROVED  
AND

ADOPTED: August 22, 2005

  
Thomas P. Hanafan Mayor

ATTEST:

  
Cheryl Puntene City Clerk

**SECTION I - 2006 COMMUNITY DEVELOPMENT PROGRAM AND PROJECT EXPENDITURES**

<u>Community Development Program</u>	<u>Request</u>	<u>Staff Recommended</u>	<u>CDAC Recommended</u>
<b>Part I - Housing Development</b>			
<u>Housing Rehabilitation</u>			
Home Improvement Program	\$796,000	\$735,000	\$735,000
League of Human Dignity	\$25,000	\$22,500	\$22,500
<u>Blight Removal</u>			
NRSA Interim Assistance	\$0	\$0	\$0
Blighted Program	\$75,000	\$202,500	\$202,500
Children's Square Demolition	\$11,930	\$0	\$0
<u>Housing Development</u>			
Habitat for Humanity	\$60,000	\$45,000	\$45,000
Metro 100	\$20,000	\$0	\$0
Subtotal - Housing Development	\$987,930	\$1,005,000	\$1,005,000
<b>Part II - Economic Development</b>			
None	\$0	\$0	\$0
Subtotal - Economic Development	\$0	\$0	\$0
<b>Part III - Public Services/Facilities</b>			
<u>Homeless/Transitional</u>			
Phoenix House - Domestic Violence	\$10,000	\$9,000	\$9,000
Family Service - Micah House	\$55,000	\$40,500	\$40,500
Christian Worship Center	\$21,700	\$11,700	\$11,700
<u>Youth Services</u>			
Community Education Foundation	\$40,000	\$0	\$0
Children's Square Rehabilitation	\$11,800	\$0	\$0
<u>Housing Counseling</u>			
FHAS	\$40,000	\$31,500	\$31,500
Subtotal - Public Services/Facilities	\$178,500	\$92,700	\$92,700
<b>Part IV - Administration</b>			
Community Development Dept	\$380,000	\$321,753	\$321,753
Subtotal - Administration	\$380,000	\$321,753	\$321,753
<b>Part V - Undesignated</b>			
Undesignated Funds	\$0	\$0	\$0
Subtotal - Undesignated	\$0	\$0	\$0
<b>Total CD Program</b>	<b>\$1,546,430</b>	<b>\$1,419,453</b>	<b>\$1,419,453</b>
<b>Community Development Projects</b>			
Mid City Corridor Project	\$100,000	\$180,000	\$180,000
28th and Avenue A Project	\$0	\$300,000	\$300,000
South Main Project	\$0	\$350,000	\$350,000
Katelman Project	\$0	\$555,000	\$555,000
23rd Avenue Project	\$100,000	\$690,000	\$690,000
Historic Property Rehab Program	\$0	\$465,000	\$465,000
<b>Total CD Projects</b>	<b>\$200,000</b>	<b>\$2,540,000</b>	<b>\$2,540,000</b>
<b>Total CD Program and Projects</b>	<b>\$1,746,430</b>	<b>\$3,959,453</b>	<b>\$3,959,453</b>

**SECTION II - 2006 COMMUNITY DEVELOPMENT PROGRAM AND PROJECT REVENUES**

<u>Part I - CDBG Grants and Unobligated Income</u>	<u>Source</u>	<u>\$ Amounts</u>
CDBG 2006 Entitlement	HUD	\$1,109,453
CDBG 2005 Entitlement Carryover	HUD	\$125,000
Miscellaneous Refunds	Refunds	\$20,400
Miscellaneous Fees	Fees	\$14,000
ESG Refund	Refunds	\$5,600
Subtotal - CDBG Grants and Unobligated Income		\$1,274,453
<b>Part II - CDBG Obligated Income</b>		
	<u>Source</u>	<u>\$ Amounts</u>
Home Improvement Program	Loan Payments	\$165,000
Home Improvement Program	Admin Refunds	\$25,000
Blighted Program	IWF	\$67,500
Blighted Program	Land Sales	\$67,500
Mid City RR Corridor Program	IWF	\$90,000
Katelman Project	Land Sales	\$555,000
23rd Avenue Project	EDI	\$250,000
23rd Avenue Project	CIP	\$100,000
23rd Avenue Project	Refunds	\$250,000
South Main Project	EDI	\$350,000
28th and Avenue A Project	Land Sales	\$300,000
HPRP Program	EDI	\$265,000
HPRP Program	IWF	\$200,000
Subtotal - CDBG Obligated Income		\$2,685,000
<b>Total CD Program and Project Income</b>		<b>\$3,959,453</b>

8/5/2005



# 2006 Home Investment Partnership Program (HOME) - Council Bluffs

<u>Program</u>	<u>Description</u>	<u>Unit Goals</u>	<u>2006 HOME Budget</u>	<u>Low and Moderate Income Benefit</u>			<u>Other Public Funds</u>		<u>Private Funds</u>		<u>Total Project Costs</u>
Direct Homeownership Assistance	Downpayment assistance to first-time low and moderate income homebuyers through the provision of second mortgages to purchase 8 newly constructed single family homes.	8	\$125,000	\$250,000	\$0	\$125,000					\$250,000
Multiple Family Housing Development Project	Land acquisition, demolition and/or construction related costs for 1 or 2 multiple family housing development projects.	6	\$172,894	\$172,894	\$0	\$0					\$172,894
			\$297,894	\$422,894	\$0	\$125,000					\$422,894

8/4/2005

# 2006 American Dream Downpayment Initiative (ADDI) Program - Council Bluffs

<u>Program</u>	<u>Description</u>	<u>Unit Goals</u>	<u>2006 ADDI Budget</u>	<u>Low and Moderate Income Benefit</u>		<u>Other Public Funds</u>		<u>Private Funds</u>		<u>Total Project Costs</u>
Direct Homeownership Assistance	Downpayment assistance to first-time low and moderate income homebuyers through the provision of second mortgages to purchase 2 newly constructed single family homes.	2	\$14,346	\$28,692	\$0			\$14,346		\$28,692
				\$14,346	\$28,692	\$0		\$14,346		\$28,692

8/4/2005

## **CDAC AGENDAS, MINUTES AND NOTICES**

# PROOF OF PUBLICATION

## STATE OF IOWA POTTAWATTAMIE COUNTY

I, Amy McKay, on my oath do solemnly swear that I am the Controller of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

The attached notice was published in said newspaper for 1 consecutive time(s) as follows:

The first publication thereof began on the 26th day of September, 2005

Signed in my presence by the said Amy McKay and by her sworn to before me this 27th day of September, A.D. 2005.

**PUBLIC NOTICE OF AVAILABILITY**  
Notice is hereby given that the Consolidated Plan - Annual Plan for B-2006 is available for public examination and comment until noon on October 27, 2005. The Annual Plan establishes a total estimated budget of \$2,026,693, based on a projected \$1,199,453 Community Development Block (CDBG) entitlement grant, \$297,894 Home Investment Partnership (HOME) program consortium grant, \$14,346 American Dream Down payment initiative (ADDI) Program grant. The Plan provides the following allocations: CDBG Program \$1,199,453 (Housing Development - \$1,300,000; Economic Development - \$0; Public Services and Facilities - \$92,700; Administration - \$221,753); HOME Program \$297,894; ADDI Program \$14,346; other public funds \$1,321,980 and estimated private resources \$2,501,971. The Plan also includes information on general priorities, affordable housing, homelessness, other special needs, non-housing community development plans, barriers to affordable housing, lead based paint hazards, anti-poverty strategies, institutional structure, coordination, public housing resident initiatives, resources, activities to be undertaken, geographic distribution, homeless and other special needs activities, other actions and program-specific requirements. The Annual Plan may be viewed Monday through Friday from 8 a.m. to noon and from 1 to 5 p.m. at the Council Bluffs Community Development Department (403 Willow Avenue). Copies of the Plan will also be available at the City Clerk's office and the Council Bluffs Public Library during regular business hours. All interested agencies, groups and persons may submit written comments or questions by noon on October 27, 2005 to the Community Development Department, 209 Pearl Street, Council Bluffs, IA 51503 or email [cb@citybluffs-ia.gov](mailto:cb@citybluffs-ia.gov).  
Is/ Donald D. Gross, Director  
Community Development Department  
2005/9/26 - 1 Monday

Amy McKay  
Daily Nonpareil Controller

Jeannette Johnson  
Notary Public

Filed this 27th day of September, A.D. 2005.  
Publication Cost: \$ 20.29



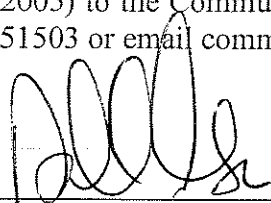
Customer Number: 6097

Order Number: 20086422

## PUBLIC NOTICE OF AVAILABILITY

Notice is hereby given that the Consolidated Plan – Annual Plan for B-2006 is available for public examination and comment until noon on October 27, 2005. The Annual Plan establishes a total estimated budget of \$2,026,693, based on a projected \$1,109,453 Community Development Block Grant (CDBG) entitlement grant, \$297,894 Home Investment Partnership (HOME) program consortium grant, \$14,346 American Dream Downpayment Initiative (ADDI) program consortium grant, program income and other program funds. The Plan provides the following allocations: CDBG Program \$1,714,453 (Housing Development - \$1,300,000; Economic Development - \$0; Public Services and Facilities - \$92,700; Administration - \$321,753), HOME Program \$297,894, ADDI Program \$14,346, other public funds \$1,331,980 and estimated private resources \$2,561,671. The Plan also includes information on general priorities, affordable housing, homelessness, other special needs, non-housing community development plans, barriers to affordable housing, lead-based paint hazards, anti-poverty strategies, institutional structure, coordination, public housing resident initiatives, resources, activities to be undertaken, geographic distribution, homeless and other special needs activities, other actions and program-specific requirements.

The Annual Plan may be viewed Monday through Friday, from 8 a.m. to noon and from 1 to 5 p.m., at the Council Bluffs Community Development Department (403 Willow Avenue). Copies of the Plan will also be available at the City Clerk's office and the Council Bluffs Public Library during regular business hours. All interested agencies, groups and persons may submit written comments or questions (by noon on October 27, 2005) to the Community Development Department, 209 Pearl Street, Council Bluffs, IA 51503 or email [community@councilbluffs-ia.gov](mailto:community@councilbluffs-ia.gov).



Donald D. Gross, Director  
Community Development Department

DATE TO RUN: Monday, September 26, 2005

PROOF OF PUBLICATION TO: Tina M. Hochwender, Project Coordinator  
Community Development Department  
City of Council Bluffs  
209 Pearl Street  
Council Bluffs, IA 51503

# PROOF OF PUBLICATION

STATE OF IOWA  
POTTAWATTAMIE COUNTY

I, Amy McKay, on my oath do solemnly swear that I am the Controller of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

The attached notice was published in said newspaper for 1 consecutive time(s) as follows:


The first publication thereof began on the 29th day of July, 2005

Signed in my presence by the said Amy McKay and by her sworn to before me this 29th day of July, A.D. 2005.

**NOTICE OF PUBLIC HEARING**  
Notice is hereby given that the Community Development Advisory Committee will hold a public hearing on Thursday, August 4, 2005 at 5:30 p.m. at City of Council Bluffs, Community Development Department Conference Room, 403 Willow Avenue, to discuss the B-2006 Consolidated Plan-Annual Action Plan. All interested persons are invited to attend and present testimony. Any questions or requests for special accommodations for this meeting should be directed, at least 48 hours in advance to the Community Development Department, 209 Pearl Street, Council Bluffs, Iowa 51503; phone 328-4629 or email community@councilbluffs-ia.gov.  
/s/ Brenda Carrico  
Community Development Program Coordinator  
2005/7/29 - 1 Friday



Amy McKay  
Daily Nonpareil Controller



Jeannette Johnson  
Notary Public

Filed this 29th day of July, A.D. 2005.  
Publication Cost: \$ 8.02



Customer Number: 6097

Order Number: 20079982

**AGENDA**  
**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE**  
**COMMUNITY HALL – 205 SOUTH MAIN STREET**  
**THURSDAY, AUGUST 4, 2005-5:30 P.M.**

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES – N/A
- C. APPROVAL OF AGENDA
- D. PUBLIC HEARING/REGULAR MEETING

Discussion and allocate the proposed 2006 CDBG, HOME and ADDI funds for the 2006 Consolidated Plan – Annual Plan

- E. OTHER BUSINESS

Election of Officers – Officers hold their positions for one year. Current Officers as of August 11, 2004 are as follows:

Chair – Rich Heininger  
Vice Chair – Leota McManus

- F. PRESENTATIONS FROM THE COMMITTEE MEMBERS

-  G. ADJOURNMENT

Any questions or concerns regarding this agenda and/or requests for special accommodations at this meeting should be directed to the Community Development Department at (712) 328-4629 or email at [community@councilbluffs-ia.gov](mailto:community@councilbluffs-ia.gov).

# PROOF OF PUBLICATION

STATE OF IOWA  
POTTAWATTAMIE COUNTY

I, Amy McKay, on my oath do solemnly swear that I am the Controller of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

The attached notice was published in said newspaper for 1 consecutive time(s) as follows:

The first publication thereof began on the 1st day of July, 2005

Signed in my presence by the said Amy McKay and by her sworn to before me this 5th day of July, A.D. 2005.

**NOTICE OF PUBLIC HEARING**  
Notice is hereby given that the Community Development Advisory Committee will hold a public hearing on Monday, July 11, 2005 at 6:30 p.m. in Community Hall, 205 South Main Street, Council Bluffs, Iowa, to solicit and receive testimony on the B-2006 Consolidated Plan - Annual Action Plan. All interested persons are invited to attend and present testimony. Any questions or requests for special accommodations for this meeting should be directed, at least 48 hours in advance to the Community Development Department, 209 Pearl Street, Council Bluffs, Iowa 51503; phone 328-4629 or email community@councilbluffs-ia.gov.  
/s/ Brenda Kunz, Program Coordinator  
Community Development Department  
2005(7)1 - 1 Friday



Amy McKay  
Daily Nonpareil Controller



Jeannette Johnson  
Notary Public

Filed this 5th day of July, A.D. 2005.  
Publication Cost: \$ 8.02





**AGENDA**  
**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE**  
**COMMUNITY HALL – 205 SOUTH MAIN STREET**  
**MONDAY, JULY 11, 2005-6:30 P.M.**

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES – June 7, 2005
- C. APPROVAL OF AGENDA
- D. PUBLIC HEARING/REGULAR MEETING
  - 1. Disposition of Applications received after the Deadline
  - 2. Applicant Presentations
- E. OTHER BUSINESS
- F. PRESENTATIONS FROM THE COMMITTEE MEMBERS
- G. ADJOURNMENT

Any questions or concerns regarding this agenda and/or requests for special accommodations at this meeting should be directed to the Community Development Department at (712) 328-4629 or email at [community@councilbluffs-ia.gov](mailto:community@councilbluffs-ia.gov).

# Community Development Sign-In Sheet

Proposal Presentations Meeting

July 11, 2005

	Name/Agency	Address	Phone Number
1.	Community Housing		328-6602
2.	Habitat	645-9717 Am	328-9776
3.	Amv. Red Cross	715 N. 16th St	322-4017
4.	Marilyn Schroeder ARC	915 N 16th St	322-4017
5.	Stacy Moravec ARC	915 N 16th Street	322-4017
6.	Kathy Smeel	300 W Broadway Ste 112	322-8800
7.	Nancy Schuke	515 E Broadway	322-1407
8.	Julie Starneak	500 S. 18th Omaha 1417 1/2 W. Broadway	315-7020
9.	Christy Solomon/League of Human Dignity		323-6863
10.	Phyllis Peterson Central States Dev		963-9099
11.	John Fokey Central States Dev		963-9099
12.	Pastor Thony Wallar Christian Worship Center		322-7570
13.	Long Foster	Heart House	323-4114
14.	Cecile	Children's Square USA	322-3700
15.	Justine	Children's Square USA	322-3700
16.	Mike	505 S. 6th	322-1491
17.	Joanie Spitenagle	515 E. Broadway CB, IA 51503	322-1407
18.	Kurtis Young	105. 4th St. CB IA 51503	322-4436
19.	Diane M'Gee	411 E Broadway CB IA 51503	256-2059
20.	Wendy Hunter	10 S. 4th St CB 51503	934-6386

# Community Development Sign-In Sheet

Proposal Presentations Meeting

July 11, 2005

Name/Agency

Address

Phone Number

1. Rob STEPHENS MUNICIPAL HOMES 322 1491
2. Robert Nielson 11 S. 1st St, 51503 981-4600
3. Marta Sonia Loudon dunni Centre 300 W-Broadway 850-0968  
Suite #6
4. JERRY DANTZLER 10 SOUTH 4TH ST 51503 254-3035
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_
12. \_\_\_\_\_
13. \_\_\_\_\_
14. \_\_\_\_\_
15. \_\_\_\_\_
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17. \_\_\_\_\_
18. \_\_\_\_\_
19. \_\_\_\_\_
20. \_\_\_\_\_

Minutes of the HSAC Monthly General Meeting  
Community Hall  
May 26<sup>th</sup>, 2005 8:30 a.m.

**Members and Guests Present:**

Heather Mendoza	Lynn Gray	Jo Lightner	Deb Kissel
Christy Solomon	Molly Horan	Cindy Isaacson	Misty Jones
Kurtis Young	Suzanne Watson	Tina Hochwender	Georgianne Meyer
Rita Shudak	Laura Schultz	Jennifer Harmon	

- I. Call to Order/Quorum Check:** Laura Schultz called the meeting to order at 8:35 a.m. There was a quorum present.
- II. Introductions and Announcements:** Everyone present introduced themselves.
- Laura Schultz announced that once a month they invite other DD and MR providers to their office for a meeting. They will be meeting today at 11:00am at the REM office if anyone is interested.
  - Tina Hochwender announced that the CDBG funding application process will start soon. June 7<sup>th</sup> will be the 1<sup>st</sup> meeting here at Community Hall at 7:00 pm. They will go over how much funding will be available. Applications are due on July 7<sup>th</sup> at noon, which is 3 weeks earlier this year. Applications are available on June 10<sup>th</sup>. They will following their priorities more this year when looking at grant applications due to the lack of funding and budget cuts. August 22<sup>nd</sup> will be the announcement date.
  - Georgianne Meyer announced that last month their Sect. 8 supervisor retired. They did some consolidation within the office so the won't be hiring anyone. Everything is working out well so far.
  - Rita Shudak announced that they have two disability navigators in their office.
  - Cindy Isaacson announced that the state is gearing up for the new Medicaid programs. She passed out food stamp brochures for everyone to take to their offices.
  - Christy Solomon announced that her office will be moving to 1520 M St. around the first of August.
  - Jennifer Harmon announced that there is a waiting list for her program serving families from prenatal to age 5 and that they will be having a car seat event coming up soon.
  - Misty Jones announced that they partnered with the Iowa State Extension office to offer parenting classes. They will 2 hours long and the clients will earn a certificate after each class. You can call 322-5966 for flyers or more information. The first class will be on June 6<sup>th</sup> and clients need to register 3 days before the start of the class.

Omaha Continuum of Care for the Homeless  
General Membership Meeting Minutes  
June 8, 2005

Del Bomberger, OACCH Chair, greets members and guests

Introduction of new attendees for this month:

Wendy Treon, Catholic Charities Family Passages  
Trish Walburn, new Program Director for TRP at The Salvation Army  
Pam Gordon, Hope House for men & women  
Toni Young, Youth Emergency Services  
Nickie Ludeman, Catholic Charities

David Thomas reviews status of current SuperNOFA application. A process which began in February and the application are being submitted.

David reminds all of the complexity of this project.

We have 19 different projects with a request of 3.1 million dollars

We are currently eligible for 2.4 million dollars.

This means several projects will most likely not be renewed.

Those projects not renewed have one year to seek alternative funding.

HUD is of course emphasizing "Housing Projects"

David thanks everyone for their patience and hard work during this process.

The NHAP and ESG grants will be announced within the next 2 weeks, and it will be over the OACCH list serve

Del in turn offers thanks and appreciation to David for taking this task on.

Del discusses the Chronic Homeless task force, and is currently seeking someone to take over as chair of the committee.

Presentation: Kathy Leinenk, Program Coordinator for Lead Program with Douglas County Health Dept.

Reviews several examples on typical occurrence

Common denominator usually single mom, early twenties, poor resources, multiple life issues, poor coping skills, many times living in a rental property, or doubled up with other families. Question she poses to OACCH is how to bring together agencies to look at and address this issue. Questions from members:

1. Regarding the lease or rent of a property.  
Kathy reminds us and states she tells clients don't stop paying the rent
2. Who refers individuals?
  - a. Kathy states all Doctors offices and Labs report lead test results to the Health Dept.

Information and brochures are available at the back table or contact 444-7825 (lead prevention program).

OACCH

Cont...

June 8, 2005

- Faces of Homelessness task force as moved to the first Thursday of the month (in hopes to attract new participants) the next meeting will be July 7 at 330pm at Campfire located at 38<sup>th</sup> & Harney
- Youth Task Force is gearing up for its Homeless Youth Fair.
- Remember the Housing Count is tonight. Please fax your sheets to JoAnn Strong at Community Alliance
- Contact Tina Hochwender at 328-4629 regarding CBDG as well as if you are interested in the Iowa housing conference scheduled June 13 & 14<sup>th</sup>.
- September 14<sup>th</sup> will be the Food Pantry conference. The guest speaker will be Gerard Thomas Straub, a former director and film producer. He has a book out call "When I see you hungry"
- Youth Emergency Services will be hosting their open house.

Next General Meeting will be July 13<sup>th</sup>, 1130am at The Salvation Army.

# PROOF OF PUBLICATION

STATE OF IOWA  
POTTAWATTAMIE COUNTY

I, Amy McKay, on my oath do solemnly swear that I am the Controller of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

The attached notice was published in said newspaper for 1 consecutive time(s) as follows:

The first publication thereof  
began on the 10th day of June, 2005

Signed in my presence by the said Amy McKay and by her sworn to before me this 13th day of June, A.D. 2005.



Amy McKay  
Daily Nonpareil Controller



Jeannette Johnson  
Notary Public

Filed this 13th day of June, A.D. 2005.  
Publication Cost: \$ 32.37



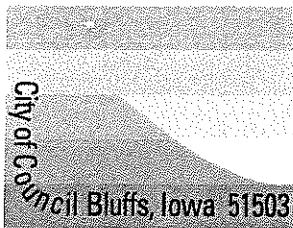
#### REQUEST FOR PROPOSALS

The Council Bluffs Community Development Department will be accepting proposals through July 7, 2005 for activities which are eligible for assistance under the Community Development Block Grant (CDBG), the American Dream Downpayment Initiative (ADDI) and the Home Investment Partnerships (HOME) Programs. Applications must be received by the Community Development Department by 12:00 p.m. on July 7, 2005. The primary objective of the CDBG Program is the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities principally for persons of low and moderate income. The ADDI Program was created to assist low-income first-time homebuyers in purchasing single-family homes by providing funds for downpayment, closing costs, and rehabilitation carried out in conjunction with the assisted home purchase. The purpose of HOME Program is to expand the supply of affordable housing for low and very low income families. The City will address these objectives by implementing activities aimed at neighborhood and housing redevelopment, emergency and transitional housing, economic development, and public services, which principally benefit

low and moderate income persons. To achieve these objectives, the City has established a Consolidated Plan that sets forth the priorities for funding. These priorities include the following: 1) Single Family Rehabilitation - Moderate and substantial housing rehabilitation programs, emergency housing repairs, counseling services, removal of architectural barriers, and other special needs activities for low and moderate income existing homeowners; 2) Non-Homeless Persons With Special Needs - To provide assisted housing for persons with special needs through new construction of units, the rehabilitation of existing units, the adaptive reuse of facilities, rental assistance, and supportive services; 3) Homeownership - Construction of new homes, renovation and disposition of existing homes, and homeownership programs for low and moderate income families; 4) Homeless Persons & Families - To provide assistance to homeless shelters, supportive services to homeless individuals and families, transitional housing, SRO's and Safe Havens, permanent supportive housing, homeless prevention, and assisted living opportunities; 5) Rental Rehabilitation & Construction - To provide affordable housing for low and moderate income renters, including rehabilitation, new construction, rental assistance, supportive services, and self-sufficiency programs; and 6) Economic Development - Economic development activities that principally benefit low and moderate income persons through the creation of jobs and neighborhood business development.

Applications can be obtained from the Community Development Department from the hours of 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m., Monday through Friday. Each applicant will be required to meet with the Community Development Staff to review the application form and determine whether the project is eligible under the CDBG, ADDI and HOME Program requirements. For further information, contact Tina Hochwender of the Community Development Department at 269 Pearl Street, Council Bluffs, IA 51503-4270 or call 328-4629.  
/s/ Brenda Kunz, Program Coordinator  
Community Development Department  
2005/6/10 - 1 Friday





OFFICE OF:  
COMMUNITY DEVELOPMENT  
(712) 328-4629

June 9, 2005

RE: REQUEST FOR PROPOSALS

Dear Sir or Madam:

Please find enclosed a "Notice of Funding Availability" from the Council Bluffs Community Development Department for funding availability under the Community Development Block Grant (CDBG), the American Dream Downpayment Initiative (ADDI) and the Home Investment Partnerships (HOME) Programs. Applications for funding can be obtained from the Community Development Department by appointment only from the hours of 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m., Monday through Friday. Each applicant will be requested to meet with the Community Development Staff to review the application form and determine whether the project is eligible under the CDBG, ADDI and HOME Program requirements. In addition, emphasis will be placed on those applicants with project need, project feasibility, a larger number or percentage of persons served being Low-Moderate income persons, adequate administrative capacity and the availability of matching funds. Applications must be received by the Community Development Department by 12:00 p.m. on July 7, 2005.

Upon receipt of the applications, it is the responsibility of the Community Development Advisory Committee to review and hold public hearings on the proposals received and to make funding recommendations to the City Council.

Please contact me at 328-4629 to arrange a meeting with the Community Development Staff to review the application form and determine whether your project is an eligible project.

Sincerely,

A handwritten signature in cursive script, reading "Tina M. Hochwender".

Tina M. Hochwender  
Community Development Project Coordinator

Enclosure





Community Development Department  
City of Council Bluffs  
209 Pearl Street  
Council Bluffs, Iowa 51503  
Phone: 712-328-4629  
Fax: 712-328-4915

## **“NOTICE OF FUNDING AVAILABILITY”**

The Council Bluffs Community Development Department will be accepting proposals through July 7, 2005 for activities which are eligible for assistance under the Community Development Block Grant (CDBG), the American Dream Downpayment Initiative (ADDI) and the Home Investment Partnerships (HOME) Programs. Applications must be received by the Community Development Department by **12:00 p.m.** on July 7, 2005. The primary objective of the CDBG Program is the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities principally for persons of low and moderate income. The ADDI program was created to assist low-income first-time homebuyers in purchasing single-family homes by providing funds for downpayment, closing costs, and rehabilitation carried out in conjunction with the assisted home purchase. The purpose of the HOME Program is to expand the supply of affordable housing for low and very low income families. The City will address these objectives by implementing activities aimed at neighborhood and housing redevelopment, emergency and transitional housing, economic development, and public services, which principally benefit low and moderate income persons. To achieve these objectives, the City has established a Consolidated Plan that sets forth the priorities for funding. These priorities include the following: 1) *Single Family Rehabilitation* – Moderate and substantial housing rehabilitation programs, emergency housing repairs, counseling services, removal of architectural barriers, and other special needs activities for low and moderate income existing homeowners; 2) *Non-Homeless Persons With Special Needs* – To provide assisted housing for persons with special needs through new construction of units, the rehabilitation of existing units, the adaptive reuse of facilities, rental assistance, and supportive services; 3) *Homeownership* – Construction of new homes, renovation and disposition of existing homes, and homeownership programs for low and moderate income families; 4) *Homeless Persons & Families* – To provide assistance to homeless shelters, supportive services to homeless individuals and families, transitional housing, SRO's and Safe Havens, permanent supportive housing, homeless prevention, and assisted living opportunities; 5) *Rental Rehabilitation & Construction* – To provide affordable housing for low and moderate income renters, including rehabilitation, new construction, rental assistance, supportive services, and self-sufficiency programs; and 6) *Economic Development* – Economic development activities that principally benefit low and moderate income persons through the creation of jobs and neighborhood business development.

Applications can be obtained from the Community Development Department from the hours of 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m., Monday through Friday. Each applicant will be required to meet with the Community Development Staff to review the application form and determine whether the project is eligible under the CDBG, ADDI and HOME Program requirements. For further information, contact Tina Hochwender of the Community Development Department at 209 Pearl Street, Council Bluffs, IA 51503-4270 or call 328-4629.

  
Brenda Kunz, Program Coordinator  
Community Development Department

# 2006 Annual Plan

(6-8-05)

(96)

C B Community Health Center  
300 W Bdwy, Suite 6  
Council Bluffs, IA 51503

Pastor Harry Wallar  
MOHM's Place  
1000 Creek Top  
Council Bluffs, IA 51501

Ms. Teresa Hunter  
FHAS  
2401 Lake Street  
Omaha, NE 68111

Ms. Carol Wood  
Christian Home Assn/Ch. Sq.  
P. O. Box 8-C  
Council Bluffs, IA 51502

Mr. Ronald Pierce  
Habitat For Humanity  
P. O. Box 213  
Council Bluffs, IA 51502

Ms. Claudia Robinson  
Inter-Faith Response, Inc.  
25 South 15<sup>th</sup> Street, #6C  
Council Bluffs, IA 51501

Mr. Brad Richardson  
ISU West Pott. County Extension  
ISD Building  
1600 S Hwy 275  
Council Bluffs, IA 51503

Ms. Karen Stein  
Jennie Edmundson Hospital  
933 East Pierce Street  
Council Bluffs, IA 51503

Ms. Kathy Sorrell  
Kids & Company  
300 W Bdwy, Suite 112  
Council Bluffs, IA 51503

Mr. Gary Johnson  
IWCC Workforce Dev.  
300 W Bdwy, Suite 13  
Council Bluffs, IA 51503

Ms. Marie Knedler  
Alegent Health Mercy Hospital  
800 Mercy Drive  
Council Bluffs, IA 51503

Ms. Pam Wilson  
Alegent Mercy Behavioral Service  
800 Mercy Drive  
Council Bluffs, IA 51503

Ms. Deborah O'Donnell  
American Red Cross  
915 North 16<sup>th</sup> Street  
Council Bluffs, IA 51501

Ms. Katherine Burr  
Care Homes Corporation  
715 4<sup>th</sup> Street  
Council Bluffs, IA 51503

Ms. Diane McKee  
Catholic Charities  
411 E Bdwy  
Council Bluffs, IA 51503

Mr. Bob Mundt  
Chamber of Commerce  
P. O. Box 1565  
Council Bluffs, IA 51502

Mr. Dave Johnson  
Council Bluffs YMCA  
7 South 4<sup>th</sup> Street  
Council Bluffs, IA 51503

Ms. Nancy Schulze  
Heartland Family Service  
515 E Bdwy  
Council Bluffs, IA 51503

Ms. Misty Jones  
FUDSS-West Central Devel. Corp.  
Omni Centre  
300 West Broadway, Suite 35  
Council Bluffs, IA 51503

Ms. Heather Mendoza  
Family Housing Advisory Services  
10 South 4<sup>th</sup> Street  
Council Bluffs, IA 51503

Ms. Terri Amaral  
IWCC adult Learning Center  
300 W Bdwy, Suite 12  
Council Bluffs, IA 51503

Mr. Steve Andersen  
Iowa Workforce Center  
300 W Bdwy, Suite 13  
Council Bluffs, IA 51503

Ms. Judi Leibrock  
Jennie Edmundson Hospital  
933 East Pierce Street  
Council Bluffs, IA 51503

Mr. Dwight Seek  
C B Ministerial Associates  
142 Valley View Drive  
Council Bluffs, IA 51503

The Center  
714 South Main  
Council Bluffs, IA 51503

Ms. Christy Solomon  
League of Humanity Dignity  
1417½ W Bdwy  
Council Bluffs, IA 51501

Legal Services Corp. of Iowa  
532 1<sup>st</sup> Avenue, #300  
Council Bluffs, IA 51503

Lewis Central Lucky Children  
3206 West Renner Drive  
Council Bluffs, IA 51501

Ms. Carol Johnson  
Loess Hills AEA 13  
P. O. Box 1109  
Council Bluffs, IA 51502

Lutheran Services in Iowa  
310 Kanesville Blvd, Suite 3M  
Council Bluffs, IA 51503

Ms. Debra Danielson Council Bluffs Preservation Alliance 332 Willow Avenue Council Bluffs, IA 51503	Mr. John Grosenheider Prime Development, LLC 101 1 <sup>st</sup> Street, NW P. O. Box 66 LeMars, IA 51031	Mr. Mark Schultz Municipal Housing Agency 505 South 6 <sup>th</sup> Street Council Bluffs, IA 51501
Ms. Georgianne Meyer Municipal Housing Agency 300 W Bdwy, Suite 38 Council Bluffs, IA 51503	Latino Ministries Task Force Broadway United Methodist Church 11 South 1 <sup>st</sup> Street Council Bluffs, IA 51503	Ms. Patti Hannan Nishnabotna Girl Scout Council 526 3 <sup>rd</sup> Street Council Bluffs, IA 51503
Mr. Jeremy Johnson NE AIDS Proj. SW Iowa 139 South 40 <sup>th</sup> Street Omaha, NE 68131	Ms. Lee Toole PACT Center 2614 Hwy 191 Council Bluffs, IA 51503	Ms. Linda Chollett Pott. County Care Facility 600 9 <sup>th</sup> Avenue Council Bluffs, IA 51501
Mr. Steve Rediger 18353 North Line Drive Council Bluffs, IA 51503	Mr. Matt Madsen Pott. County Dept. of Human Services 417 E Kanesville Blvd Council Bluffs, IA 51503	Ms. Suzanne Watson Pott. County Mental Health 515 5 <sup>th</sup> Avenue Council Bluffs, IA 51503
Ms. Darlene McMartin Pott. County Veteran Affairs 223 South 6 <sup>th</sup> Street Courthouse Annex Council Bluffs, IA 51501	Pott. County WIC Program 300 W Bdwy, Suite 9 Council Bluffs, IA 51503	Ms. Laura Schultz REM-Iowa, Inc. 55 Gleason Avenue, Suite 100 Council Bluffs, IA 51503
Ms. Shari Poffenbarger RLDS Social Services Corp. 17 North 2 <sup>nd</sup> Street Council Bluffs, IA 51503	Captain Joel Arthur The Salvation Army P. O. Box 433 Council Bluffs, IA 51502	Ms. Barb Morrison SW 8 Senior Services, Inc. 3319 Nebraska Avenue Council Bluffs, IA 51501
Mr. Tony Harris United Way of the Midlands 1805 Harney Street Omaha, NE 68102	Ms. Norena Caniglia Visiting Nurses Association 300 W Bdwy, Suite 10 Council Bluffs, IA 51503	VODEC 612 South Main Street Council Bluffs, IA 51503
Volunteer Action Center 915 North 16 <sup>th</sup> Street Council Bluffs, IA 51501	Mr. Bob Anastasi West Central Development Corp. P. O. Box 709 Harlan, IA 51537	Ms. Molly Horan West Central Development Corp. 300 W Bdwy, Suite 35 Council Bluffs, IA 51503
Ms. Marcie Flowers Worknet 300 W Bdwy, #33 Council Bluffs, IA 51503	Mr. Reed Morgan Iowa West Foundation 25 Main Place, Suite 550 Council Bluffs, IA 51503	Share & Care House 5 <sup>th</sup> Avenue United Methodist Church 1808 5 <sup>th</sup> Avenue Council Bluffs, IA 51501
Mr. Tom Lawlor West Central Development Corp. P. O. Box 709 Harlan, IA 51537	Ms. Tonya Fustos MICA House Shelter 231 South 7 <sup>th</sup> Street Council Bluffs, IA 51501	Rev. Robert Gould Holy Ghost Temple 300 South 9 <sup>th</sup> Street Council Bluffs, IA 51501

Ms. Pam Bataillon Visiting Nurses Association 300 W Bdwy, Suite 10 Council Bluffs, IA 51503	Mr. Jerry Dantzler Omaha 100 2401 Lake Street Omaha, NE 68111-3831	Mr. Larry Allen Risen Son Christian Village 3000 Risen Son Blvd Council Bluffs, IA 51503
Ms. Sue Mortensen Bethany Lutheran Home 7 Elliott Street Council Bluffs, IA 51503	Mr. Doug LaBounty Community Housing Initiatives 14 West 21 <sup>st</sup> Street, Suite 3 P. O. Box 473 Spencer, IA 51301	Mr. Mark Stanley IWCC 2700 College Road Council Bluffs, IA 51503
Ms. Jean M. Armstrong, RN Family & Community Health Resources Jennie Edmundson Hospital 933 East Pierce Street Council Bluffs, IA 51503	Centro Latino of Council Bluffs 300 West Broadway, Suite 6 Council Bluffs, IA 51503	Mr. Hershel Reed 7 South 4 <sup>th</sup> Street Council Bluffs, IA 51503
Rev. Marvin D. Armpriester Broadway United Methodist Church 11 South 1 <sup>st</sup> Street Council Bluffs, IA 51503	MAPA 2222 Cuming Street Omaha, NE 68102	Mr. Jonathan Friedman Promise Jobs 300 W Bdwy, Suite 13 Council Bluffs, IA 51503
Mr. David Lovell, CEO Crossroads of Western Iowa One Crossroads Place Missouri Valley, IA 51555	Mr. Mark Schiller Outreach Ministries 338 Fleming Avenue Council Bluffs, IA 51503	Mr. Eulish Moore HCHV Outreach Coordinator 4101 Woolworth Avenue Omaha, NE 68105
Ms. Joanie Spitznagle Family Service 515 E Bdwy Council Bluffs, IA 51503	Dr. Joe Campbell Asst. Superintendent of Schools Council Bluffs School District 12 Scott Street Council Bluffs, IA 51503	Ms. Julie Damewood St. Mark's Childcare 15 Bennett Avenue Council Bluffs, IA 51503
Mercy Housing Midwest 7262 Mercy Road, Suite 102 Omaha, NE 68124	Mr. Mike Barker Children's Square P. O. Box 8-C Council Bluffs, IA 51502	Ms. Rita Shudak IWCC Workforce Development 300 W Bdwy, Suite 13 Council Bluffs, IA 51503
Mr. Mike Saklar Siena Francis House P. O. Box 217 Downtown Station Omaha, NE 68101	Mr. Mark Duman Christian Home Assn/Ch. Sq. P. O. Box 8-C Council Bluffs, IA 51502	Ms. Tara Slevin Jennie Edmundson Hospital 933 East Pierce Street Council Bluffs, IA 51503
Mr. Joe Kueper CHIC 531 1 <sup>st</sup> Avenue, Suite 310 Council Bluffs, IA 51503	Ms. Judy Ryan MICA House Shelter 231 South 7 <sup>th</sup> Street Council Bluffs, IA 51501	Mr. David Thomas Planning Department Omaha/Douglas Civic Center 1819 Farnam Street, Suite 111 Omaha, NE 68183
Ms. Cathy Boatwright RSVP 915 North 16 <sup>th</sup> Street Council Bluffs, IA 51501	Ms. Mary Gregor Lewis Central Comm. Schools 1600 E S Omaha Bridge Road Council Bluffs, IA 51503	Pott. County Genealogical Society P. O. Box 394 Council Bluffs, IA 51502

Ms. Penny Parker  
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3801 Harney Street, Suite 120  
Omaha, NE 68131

Ms. Shirley Cooper  
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3319 Nebraska Avenue  
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J Development Company  
500 South 18<sup>th</sup> Street, Suite 150  
Omaha, NE 68102

Mr. John Foley  
11912 Elm Street, Suite 23  
Omaha, NE 68144

4<sup>th</sup> Judicial District  
801 South 10<sup>th</sup> Street  
Council Bluffs, IA 51501

Mr. Jason Princer  
Salem United Methodist Church  
14955 Somerset Avenue  
Council Bluffs, IA 51503

My Documents  
Staff Folder  
Tina Folder

CDAC Items  
Annual Plan Public Hearings For CDAC (2000-2006)  
Labels CD BG 2006 Annual Plan (68-05). doc

# PROOF OF PUBLICATION

STATE OF IOWA  
POTTAWATTAMIE COUNTY

I, Amy McKay, on my oath do solemnly swear that I am the Controller of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

The attached notice was published in said newspaper for 1 consecutive time(s) as follows:

The first publication thereof began on the 1st day of June, 2005

Signed in my presence by the said Amy McKay and by her sworn to before me this 1st day of June, A.D. 2005.



Amy McKay  
Daily Nonpareil Controller

**NOTICE OF PUBLIC HEARING**  
Notice is hereby given that the Community Development Advisory Committee will hold a public hearing on Tuesday, June 7, 2005 at 7:00 p.m. in Community Hall, 205 South Main Street, Council Bluffs, Iowa, to solicit and receive testimony on the B-2008 Consolidated Plan - Annual Action Plan and housing and community development needs. All interested persons are invited to attend and present testimony. Any questions or requests for special accommodations for this meeting should be directed, at least 48 hours in advance to the Community Development Department, 208 Pearl Street, Council Bluffs, Iowa 51503; phone 328-4629 or email community@councilbluffs-ia.gov.  
/s/ Brenda Kunz, Program Director  
Community Development Department  
2005(6)1 - 1 Wednesday




Jeannette Johnson  
Notary Public

Filed this 1st day of June, A.D. 2005.  
Publication Cost: \$ 8.20



**AGENDA**  
**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE**  
**COMMUNITY HALL – 205 SOUTH MAIN STREET**  
**TUESDAY, JUNE 7, 2005-7:00 P.M.**

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES – MARCH 28, 2005
- C. APPROVAL OF AGENDA
- D. PUBLIC HEARING/REGULAR MEETING
  - 1. Explanation of Community Development Programs and Regulations
    - Anticipated 2006 CDBG, HOME & ADDI revenues
    - Range of eligible activities and program changes
    - Citizen Participation Plan
    - Conflict of Interest Provisions
    - Annual action plan preparation and schedule
    - Review of application form
  - 2. Housing and Community Development Needs
    - Presentation by Community Development Department of present priorities contained in the consolidated plan
    - Public comments concerning housing and community development needs
- E. OTHER BUSINESS
- F. PRESENTATIONS FROM THE COMMITTEE MEMBERS
-  G. ADJOURNMENT

Any questions or concerns regarding this agenda and/or requests for special accommodations at this meeting should be directed to the Community Development Department at (712) 328-4629 or email at [community@councilbluffs-ia.gov](mailto:community@councilbluffs-ia.gov).



**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE  
MINUTES  
JUNE 7, 2005**

**A. CALL TO ORDER**

The meeting was called to order at 7:08 p.m. by Heininger, Chair.

Members present: Leota McManus, Rich Heininger, Bill Hartman, Matt Madsen and Mark Norman  
Members absent: None  
Staff present: Tina Hochwender and Brenda Kunz  
Others present: Mike Barker, Heather Mendoza, Harry Wallar, Nancy Schulze, Jerry Dantzler, Bob Nielson, Tonya Fustos, Joanie Spitznagle, John Foley, V. J. Kueper, Jim Royer, Diane McKee, Richard Beck, and Marta Sonia Londono

**B. APPROVAL OF MINUTES**

Motion by Norman, seconded by McManus, to approve the March 28, 2005 minutes with spelling correction on page 3. Motion approved.

**C. APPROVAL OF AGENDA**

Motion by McManus, seconded by Norman, to approve the agenda. Motion approved.

**D. PUBLIC HEARING/REGULAR MEETING**

1. Explanation of Community Development Programs and Regulations

(a) Anticipated 2006 CDBG & HOME revenues. Kunz discussed the anticipated 2006 CDBG and HOME revenues. These are projections based on the refunds received to date through the rehabilitation program and the blight and infil programs. The projected 2006 HOME revenue and CDBG entitlement is projected to be 15% less than last year. Kunz further explained that the current Administration suggested a 50% cut and eliminating HUD altogether and moving the programs to the Department of Commerce. However, the senate and local officials have lobbied to keep these programs and HUD. Kunz reviewed the Entitlement history for Council Bluffs from 1980 to present including inflation. It is clear to see that the Entitlement funds the City receives has not kept up with inflation. Norman asked when the City first started receiving the ADDI funds. Kunz replied that 2003 was the first year ADDI was received and it was \$25,000. Norman asked when the funds are available. Kunz informed the commission that the funds are available January 1 but access/release of the funds typically does not occur until May.

(b) Range of eligible activities and program changes. Kunz reviewed the CDBG program and explained the eligible and ineligible activities. Kunz stated that the HOME program is more restrictive than the CDBG program and is more

focused on housing. Kunz reviewed the eligible and ineligible HOME activities. Kunz stated that HOME and ADDI programs come from Omaha through the HOME Consortium. Norman asked if there would be any carryover from 2005. Kunz replied possibly. Kunz reviewed the ADDI program rules explaining that ADDI can only be used for down-payment, closing costs and some rehabilitation. The amount per household can not exceed \$10,000 or 6% of the purchase price and must be for a 1<sup>st</sup> time homebuyer.

- (c) Citizen participation plan. Hochwender explained that the Committee is required to review this document annually. The document was last amended in November of 2004 and there are no additional amendments to the plan at this time. The plan explains the actions of the Committee especially in development of the Annual Action Plan. This document is approved by HUD.
- (d) Conflict of Interest Provisions. Kunz explained that this document is new and is a result of a recent HUD audit. HUD encouraged the City to adopt this policy. The policy pertains to all City employees, sub-recipients, board members, etc. In short if a person has the ability to gain financial interest from any of the City HUD funded programs then a conflict of interest exists. The policy is effective June 1, 2005. Kunz provided examples and requested that if anyone had questions to please call her.

Heininger suggested that copies of the policy be provided with the applications and have the applicants sign off that there are no conflicts that exist and/or if there are any that do exist they disclose them. Kunz stated that this is good idea and staff will include it as a requirement for applying for funds. Additionally, Kunz stated that staff will hand the policy out as part of the application and go over it with each applicant individually. Norman asked what would happen if an applicant did not disclose a conflict. Kunz replied that the applicant would lose their funding and the incident would be turned over to HUD.

- (e) Annual action plan preparation and schedule. Kunz reviewed the meeting dates and verified that these dates would meet the deadlines with HUD and the City of Omaha. Kunz added that all applicants will be asked to sign a copy of the meeting dates verifying that they have been notified of the dates.
- (f) Review of application form, including selection and criteria form. Hochwender explained that the application is essentially the same as last years. A new section for development projects has been added which asks for a 10-year pro-forma and site information. New this year is each applicant is asked to provide 8 copies of the application. Heininger suggested that a question be added asking if the applicant has adopted a conflict of interest policy. Is it the same as HUD's and if not to adopt HUD's policy. Additionally, require certification from the applicant that no conflicts of interest exist, especially with the applicant's Board members. Madsen agreed. Kunz stated that staff will add this requirement to the application. Norman suggested that for development projects copies of the landscaping plan and

elevations be provided. Kunz stated that staff will add this requirement to the application. Norman also suggested that the little a's on page 3 be changed to make the application less confusing. Hochwender stated that staff will change the little a's.

John Foley asked if the applications would be available electronically. Hochwender replied yes. Heininger asked if they would still be submitted in paper. Hochwender replied yes and each application will be required to meet with staff prior to receiving an application.

## 2. Housing and Community Development Needs

- (a) Presentation by Community Development Department of present priorities contained in the consolidated plan. Kunz reviewed the 2006 priority needs and strategy as identified in the Consolidated Plan and outlined in the power point presentation and handout.
- (b) Public comments concerning housing and community development needs. Heininger opened the meeting for the public to make comments. Kunz stated that at this time the audience should make it known what needs they identify in the community and how and who can address those needs.

Richard Beck, with the Pottawattamie County Genealogical Society, stated that they are looking for funds to improve their building and would their project be an eligible project for this money. Kunz replied that at first glance yes; however staff would need to visit with the Pottawattamie County Genealogical Society and verify that it would be eligible.

John Foley, with the Central States Development, stated that there is a need for housing for the homeless including transitional housing with support services. They anticipate applying for \$110,000 in HOME funds to meet their state HOME funds match requirement. Norman asked that the HOME applicants address the Low Income Housing Tax Credit timeline in the City's application.

Wallar, with the Christian Worship Center - MOHM's Place stated that they are served 4,000 meals last month and the need is greater than ever. They are seeing more homeless females and children. Tonya Fustos, with the MICAH House, discussed how the need for support services for the homeless continues to grow. Heininger asked how people are qualified to be served. Wallar replied no qualifications are required for meals. Hochwender explained that because MOHM's Place is located in a census tract with over 51% of the population LMI then HUD allows the activity to assume those served are at least 51% LMI. Joanie Spitznagle added that the homeless clients are required to verify that they are homeless according to HUD's requirements and specifications. Tonya Fustos stated that persons have been turned away because they do not meet's HUD's definition of homeless. Heininger stated that he would like to see collaboration among the homeless service providers. Tonya Fustos and Joanie Spitznagle replied that all the

agencies in Council Bluffs that provide homeless services collaborate with each other. Joanie Spitznagle stated, for example, Pottawattamie County Homeless Link is at MOHM's Place and MICA House.

Schulze, representing Heartland Family Service, stated that they are looking at adding 16 units of Permanent Supportive Housing. Permanent Supportive Housing is the type of housing HUD is moving to. HUD is placing a priority on this type of housing and is moving away from transitional housing.

Kueper, with Community Housing Investment Corporation (CHIC), added that he sees a need to put more people into housing and restore neighborhoods. They have a steady flow of applicants for their down payment assistance program. The blight removal program has positively impacted neighborhoods. Additionally, funds have been leveraged three times the amount of the CDBG funds. Currently the homes in the program are approximately \$120,000 and 1100 square feet. Rely on Family Housing Advisory Services for homebuyer certifications and alternative mortgage financing. CHIC may possibly do a housing rehabilitation program in the future.

Bob Nielson, with the Latino Resource Task Force, discussed the Latino Resource Center. The Latino Resource Center provides interpretive services and assists Hispanic persons with legal issues, employment issues and immigration issues. They hired a part time director with 2 volunteers. In the last six months the Latino Resource Center exceeded the total number of cases they had for all of 2004 and have increased the number of volunteers. Bob Nielson introduced the new director, Marta Sonia Londono. Marta Sonia Londono added that the biggest barrier for their clients is language and literacy issues. Currently they work with several other agencies to assist their clients. It is difficult for their clients to find jobs. They are interested in creating a micro-enterprise for Hispanics, particularly Hispanic women, to assist them in preparing business plans for business start-ups, including how to obtain a bank loan.

Heininger asked if there were any questions or additional comments. There were none.

**E. OTHER BUSINESS - None.**

**F. PRESENTATIONS FROM THE COMMITTEE MEMBERS – None.**

**G. ADJOURNMENT**

Motion by Norman, seconded by Madsen, to adjourn the meeting at 8:18 p.m. Motion approved.

Respectfully submitted by:

Tina Hochwender  
Community Development Project Coordinator

Date

**Community Development Sign-In Sheet**  
Housing & Community Development Needs Meeting  
June 7, 2005

	Name/Agency	Address	Phone Number
1.	BOB NIELSON	LATINO MINISTRIES TASK FORCE, 11-FIRST AVE, CBIA	322-7441
2.	MIKE BARON	CHILDREN'S SQUARE, PO Box 8-C	322-3700
3.	Jorge Fustes	MIHAT	323-4444
4.	Dani Spitznagel	Hartland Family Serv	322-1407
5.	John Foley	CSDLLC	963-9099
6.	Harry Wain	Mother's Place	322-7570
7.	Heather Mendoza	FHHS	322-4436
8.	V.J. Kueper	CHIC	328-6602
9.	Jim Royer	J Development Co Omaha	345-7020
10.	JERRY DANTZLER	METRO 100	342-3773/256-3035
11.	Diane Myer	Catholic Charities	256-2059 x 6
12.	Nancy Schulze	HFS	322-1407
13.	Richard L Beck	P. G. G. S.	
14.	Marta Sonia Londono	Centrolatino of Council Bluffs 300 Broadway Suite 6(402)	350-0968
15.			
16.			
17.			
18.			
19.			
20.			

# Community Development Advisory Council Needs Assessment Meeting

Community Hall – 205 South Main Street

Tuesday, June 7, 2005 – 7:00 p.m.

Name/Agency: Nancy Schulze, Heartland Family Service  
Address: 515 E Broadway, Council Bluffs, IA 51503  
Phone Number: 322-1407  
Comment:

More supportive housing needed  
More family shelter space needed

Supportive Services are key for shelter & housing programs for homeless

# Community Development Advisory Council Needs Assessment Meeting

Community Hall – 205 South Main Street

Tuesday, June 7, 2005 – 7:00 p.m.

Name/Agency: Centro Latino of Council Bluffs Marta Sonia  
Address: 300 W Broadway, Suite 6 Londono Mejia  
Phone Number: (712) 323-1118 (402) 50-0968  
Comment:

## Community Development Advisory Council Needs Assessment Meeting

Community Hall – 205 South Main Street

Tuesday, June 7, 2005 – 7:00 p.m.

Name/Agency:

Mohing Place Pastor Harry H. Weller

Address:

1000 CreekTOP

Phone Number:

322-7570

Comment:

State of the Street  
Herman Sewer Need.

## Community Development Advisory Council Needs Assessment Meeting

Community Hall – 205 South Main Street

Tuesday, June 7, 2005 – 7:00 p.m.

Name/Agency:

John Foley

Address:

11912 Elm St #23 Omaha, NE 68144

Phone Number:

963-9099

Comment:

Seeking \$110,000.00 in matching HOME funds  
to develop a emergency & transitional housing complex.  
The complex is being developed in partnership  
with CWC, and will be managed by CWC.

OFFICE OF:  
COMMUNITY DEVELOPMENT  
(712) 328-4629

## **NOTICE OF PUBLIC HEARING**

May 31, 2005

RE: *City of Council Bluffs 2006 Consolidated Plan – Annual Action Plan*

To Whom It May Concern:

On Tuesday, June 7, 2005, the Community Development Department and Community Development Advisory Committee will hold a public hearing concerning the year 2006 Consolidated Plan – Annual Action Plan for the period beginning January 1, 2006 and ending December 31, 2006. The public hearing will begin at 7:00 p.m. in Community Hall at 205 South Main Street in Council Bluffs.

The Consolidated Plan – Annual Action Plan is a report required by the U.S. Department of Housing and Urban Development, which outlines the City's planned expenditures of 2006 Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds. The purpose of this public hearing is to review and discuss the housing and community development needs of Council Bluffs.

All persons requesting interpretive services will be required to provide a minimum of 48-hour advance notice. Please contact me if arrangements need to be made. Entrance to the building is handicapped accessible.

Your input is important to the content and outcomes associated with the Consolidated Plan – Annual Action Plan. If you have any questions concerning the public hearing, please feel free to contact me by phone at (712) 328-4629 or email at [thochwender@councilbluffs-ia.gov](mailto:thochwender@councilbluffs-ia.gov).

Sincerely,



Tina Hochwender, Project Coordinator  
Community Development Department





2006 Annual Don

5-31-05  
(25)

C B Community Health Center  
300 W Bdwy, Suite 6  
Council Bluffs, IA 51503

Pastor Harry Wallar  
MOHM's Place  
1000 Creek Top  
Council Bluffs, IA 51501

Ms. Teresa Hunter  
FHAS  
2401 Lake Street  
Omaha, NE 68111

Ms. Carol Wood  
Christian Home Assn/Ch. Sq.  
P. O. Box 8-C  
Council Bluffs, IA 51502

Mr. Ronald Pierce  
Habitat For Humanity  
P. O. Box 213  
Council Bluffs, IA 51502

Ms. Claudia Robinson  
Inter-Faith Response, Inc.  
25 South 15<sup>th</sup> Street, #6C  
Council Bluffs, IA 51501

Mr. Brad Richardson  
ISU West Pott. County Extension  
ISD Building  
1600 S Hwy 275  
Council Bluffs, IA 51503

Ms. Karen Stein  
Jennie Edmundson Hospital  
933 East Pierce Street  
Council Bluffs, IA 51503

Ms. Kathy Sorrell  
Kids & Company  
300 W Bdwy, Suite 112  
Council Bluffs, IA 51503

Mr. Gary Johnson  
IWCC Workforce Dev.  
300 W Bdwy, Suite 13  
Council Bluffs, IA 51503

Ms. Marie Knedler  
Alegent Health Mercy Hospital  
800 Mercy Drive  
Council Bluffs, IA 51503

Ms. Pam Wilson  
Alegent Mercy Behavioral Service  
800 Mercy Drive  
Council Bluffs, IA 51503

Ms. Deborah O'Donnell  
American Red Cross  
915 North 16<sup>th</sup> Street  
Council Bluffs, IA 51501

Ms. Katherine Burr  
Care Homes Corporation  
715 4<sup>th</sup> Street  
Council Bluffs, IA 51503

Ms. Diane McKee  
Catholic Charities  
411 E Bdwy  
Council Bluffs, IA 51503

Mr. Bob Mundt  
Chamber of Commerce  
P. O. Box 1565  
Council Bluffs, IA 51502

Mr. Dave Johnson  
Council Bluffs YMCA  
7 South 4<sup>th</sup> Street  
Council Bluffs, IA 51503

Ms. Nancy Schulze  
Family Service  
515 E Bdwy  
Council Bluffs, IA 51503

Ms. Misty Jones  
FUDSS-West Central Devel. Corp.  
Omni Centre  
300 West Broadway, Suite 35  
Council Bluffs, IA 51503

Ms. Heather Mendoza  
Family Housing Advisory Services  
10 South 4<sup>th</sup> Street  
Council Bluffs, IA 51503

Ms. Terri Amaral  
IWCC adult Learning Center  
300 W Bdwy, Suite 12  
Council Bluffs, IA 51503

Mr. Steve Andersen  
Iowa Workforce Center  
300 W Bdwy, Suite 13  
Council Bluffs, IA 51503

Ms. Judi Leibrock  
Jennie Edmundson Hospital  
933 East Pierce Street  
Council Bluffs, IA 51503

Mr. Dwight Seek  
C B Ministerial Associates  
142 Valley View Drive  
Council Bluffs, IA 51503

The Center  
714 South Main  
Council Bluffs, IA 51503

Ms. Christy Solomon  
League of Humanity Dignity  
1417½ W Bdwy  
Council Bluffs, IA 51501

Legal Services Corp. of Iowa  
532 1<sup>st</sup> Avenue, #300  
Council Bluffs, IA 51503

Lewis Central Lucky Children  
3206 West Renner Drive  
Council Bluffs, IA 51501

Ms. Carol Johnson  
Loess Hills AEA 13  
P. O. Box 1109  
Council Bluffs, IA 51502

Lutheran Services in Iowa  
310 Kanesville Blvd, Suite 3M  
Council Bluffs, IA 51503

Ms. Debra Danielson Council Bluffs Preservation Alliance 332 Willow Avenue Council Bluffs, IA 51503	Mr. John Grosenheider Prime Development, LLC 101 1 <sup>st</sup> Street, NW P. O. Box 66 LeMars, IA 51031	Mr. Mark Schultz Municipal Housing Agency 505 South 6 <sup>th</sup> Street Council Bluffs, IA 51501
Ms. Georgianne Meyer Municipal Housing Agency 300 W Bdwy, Suite 38 Council Bluffs, IA 51503	Latino Ministries Task Force Broadway United Methodist Church 11 South 1 <sup>st</sup> Street Council Bluffs, IA 51503	Ms. Patti Hannan Nishnabotna Girl Scout Council 526 3 <sup>rd</sup> Street Council Bluffs, IA 51503
Mr. Jeremy Johnson NE AIDS Proj. SW Iowa 139 South 40 <sup>th</sup> Street Omaha, NE 68131	Ms. Lee Toole PACT Center 2614 Hwy 191 Council Bluffs, IA 51503	Ms. Linda Chollett Pott. County Care Facility 600 9 <sup>th</sup> Avenue Council Bluffs, IA 51501
Mr. Steve Rediger 18353 North Line Drive Council Bluffs, IA 51503	Mr. Matt Madsen Pott. County Dept. of Human Services 417 E Kanesville Blvd Council Bluffs, IA 51503	Ms. Suzanne Watson Pott. County Mental Health 515 5 <sup>th</sup> Avenue Council Bluffs, IA 51503
Ms. Darlene McMartin Pott. County Veteran Affairs 223 South 6 <sup>th</sup> Street Courthouse Annex Council Bluffs, IA 51501	Pott. County WIC Program 300 W Bdwy, Suite 9 Council Bluffs, IA 51503	Ms. Laura Schultz REM-Iowa, Inc. 55 Gleason Avenue, Suite 100 Council Bluffs, IA 51503
Ms. Shari Poffenbarger RLDS Social Services Corp. 17 North 2 <sup>nd</sup> Street Council Bluffs, IA 51503	Captain Joel Arthur The Salvation Army P. O. Box 433 Council Bluffs, IA 51502	Ms. Barb Morrison SW 8 Senior Services, Inc. 3319 Nebraska Avenue Council Bluffs, IA 51501
Mr. Tony Harris United Way of the Midlands 1805 Harney Street Omaha, NE 68102	Ms. Norena Caniglia Visiting Nurses Association 300 W Bdwy, Suite 10 Council Bluffs, IA 51503	VODEC 612 South Main Street Council Bluffs, IA 51503
Volunteer Action Center 915 North 16 <sup>th</sup> Street Council Bluffs, IA 51501	Mr. Bob Anastasi West Central Development Corp. P. O. Box 709 Harlan, IA 51537	Ms. Molly Horan West Central Development Corp. 300 W Bdwy, Suite 35 Council Bluffs, IA 51503
Ms. Marcie Flowers Worknet 300 W Bdwy, #33 Council Bluffs, IA 51503	Mr. Reed Morgan Iowa West Foundation 25 Main Place, Suite 550 Council Bluffs, IA 51503	Share & Care House 5 <sup>th</sup> Avenue United Methodist Church 1808 5 <sup>th</sup> Avenue Council Bluffs, IA 51501
Mr. Tom Lawlor West Central Development Corp. P. O. Box 709 Harlan, IA 51537	Ms. Tonya Fustos MICA House Shelter 231 South 7 <sup>th</sup> Street Council Bluffs, IA 51501	Rev. Robert Gould Holy Ghost Temple 300 South 9 <sup>th</sup> Street Council Bluffs, IA 51501

Ms. Pam Bataillon Visiting Nurses Association 300 W Bdwy, Suite 10 Council Bluffs, IA 51503	Mr. Jerry Dantzler Omaha 100 2401 Lake Street Omaha, NE 68111-3831	Mr. Larry Allen Risen Son Christian Village 3000 Risen Son Blvd Council Bluffs, IA 51503
Ms. Sue Mortensen Bethany Lutheran Home 7 Elliott Street Council Bluffs, IA 51503	Mr. Doug LaBounty Community Housing Initiatives 14 West 21 <sup>st</sup> Street, Suite 3 P. O. Box 473 Spencer, IA 51301	Mr. Mark Stanley IWCC 2700 College Road Council Bluffs, IA 51503
Ms. Jean M. Armstrong, RN Family & Community Health Resources Jennie Edmundson Hospital 933 East Pierce Street Council Bluffs, IA 51503	Ms. Phyllis Peterson 11912 Elm Street, Suite 23 Omaha, NE 68144	Mr. Hershel Reed 7 South 4 <sup>th</sup> Street Council Bluffs, IA 51503
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3801 Harney Street, Suite 120  
Omaha, NE 68131

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3319 Nebraska Avenue  
Council Bluffs, IA 51501

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500 South 18<sup>th</sup> Street, Suite 150  
Omaha, NE 68102

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11912 Elm Street, Suite 23  
Omaha, NE 68144

4<sup>th</sup> Judicial District  
801 South 10<sup>th</sup> Street  
Council Bluffs, IA 51501

Mr. Jason Princer  
Salem United Methodist Church  
14955 Somerset Avenue  
Council Bluffs, IA 51503

*My Documents*  
*Scott Fisher*  
*Tina Elder*

*2002 (Community Development Advisory Committee) Item*  
*Annexation, 2002 - 2005 for CDAC (2000-2005)*  
*1-15-05, 2005 Annual Report (5-2005).doc*

## **CERTIFICATIONS**

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## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing --** The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan --** It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace --** It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
  - (a) The dangers of drug abuse in the workplace;
  - (b) The grantee's policy of maintaining a drug-free workplace;
  - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - (a) Abide by the terms of the statement; and
  - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
  - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

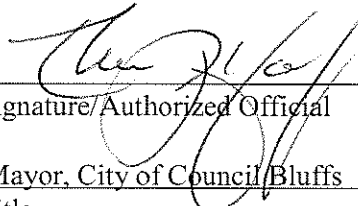
**Anti-Lobbying --** To the best of the jurisdiction's knowledge and belief:


1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction --** The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan --** The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3 --** It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
\_\_\_\_\_  
Signature/Authorized Official  
\_\_\_\_\_  
Mayor, City of Council Bluffs  
Title

  
\_\_\_\_\_  
Date

## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation --** It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan --** Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan --** It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds --** It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2006, 2007, 2008 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.



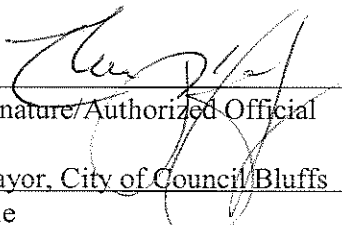
**Excessive Force --** It has adopted and is enforcing:


1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws --** The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint --** Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

**Compliance with Laws --** It will comply with applicable laws.

  
\_\_\_\_\_  
Signature/Authorized Official  
\_\_\_\_\_  
Mayor, City of Council Bluffs  
\_\_\_\_\_  
Title

  
\_\_\_\_\_  
Date

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

#### B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. For grantees other than individuals, Alternate I applies. (This is the information to which jurisdictions certify).
4. For grantees who are individuals, Alternate II applies. (Not applicable jurisdictions.)
5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
6. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).

8. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

403 Willow Avenue, Council Bluffs, IA 51503

209 Pearl Street, Council Bluffs, IA 51503

Check \_\_\_ if there are workplaces on file that are not identified here; The certification with regard to the drug-free workplace required by 24 CFR part 24, subpart F.

9. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C.812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).